

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Twin Lakes / 53

Previous Physical Inspection: 2003

Improved Sales:

Number of Sales: 1075

Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$60,100	\$133,800	\$193,900	\$211,500	91.7%	9.68%
2005 Value	\$64,200	\$144,800	\$209,000	\$211,500	98.8%	9.48%
Change	+\$4,100	+\$11,000	+\$15,100		+7.1%	-0.20%
% Change	+6.8%	+8.2%	+7.8%		+7.7%	-2.07%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.20% and -2.07% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$60,800	\$136,100	\$196,900
2005 Value	\$65,000	\$148,400	\$213,400
Percent Change	+6.9%	+9.0%	+8.4%

Number of one to three unit residences in the Population: 7650

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Madrona Trails Div 1 (Major 502945) and Lakota Woods Div 2 (Major 416810) had higher average ratios than other properties (assessed value/sales price), so the formula adjusts these properties upward less than others. Homes on lots greater than 15,000 sq.ft., had lower average ratios (assessed value/sales price) which requires an upward adjustment. Homes built after 2000 had higher average ratios (assessed value/sales price), which requires a downward adjustment.

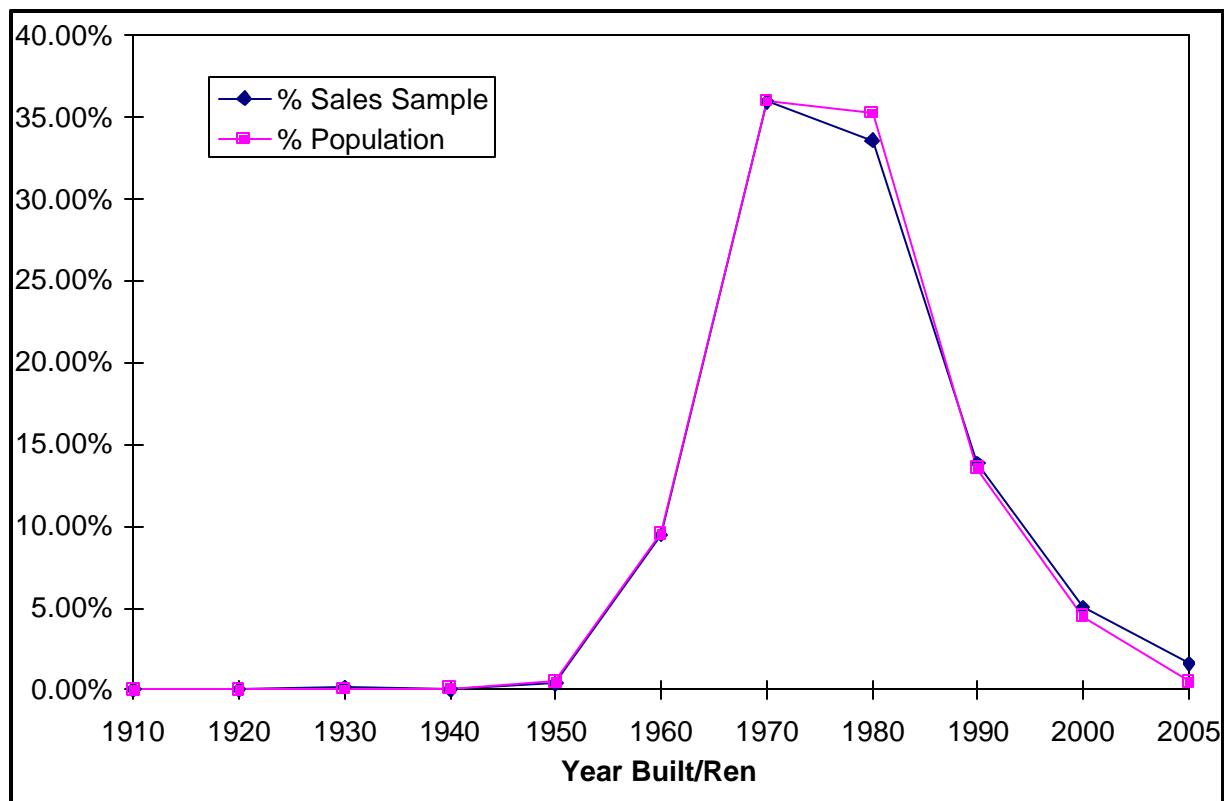
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	0	0.00%
1930	2	0.19%
1940	0	0.00%
1950	4	0.37%
1960	102	9.49%
1970	386	35.91%
1980	361	33.58%
1990	149	13.86%
2000	54	5.02%
2005	17	1.58%
	1075	

Population		
Year Built/Ren	Frequency	% Population
1910	1	0.01%
1920	0	0.00%
1930	5	0.07%
1940	9	0.12%
1950	39	0.51%
1960	731	9.56%
1970	2750	35.95%
1980	2696	35.24%
1990	1037	13.56%
2000	345	4.51%
2005	37	0.48%
	7650	

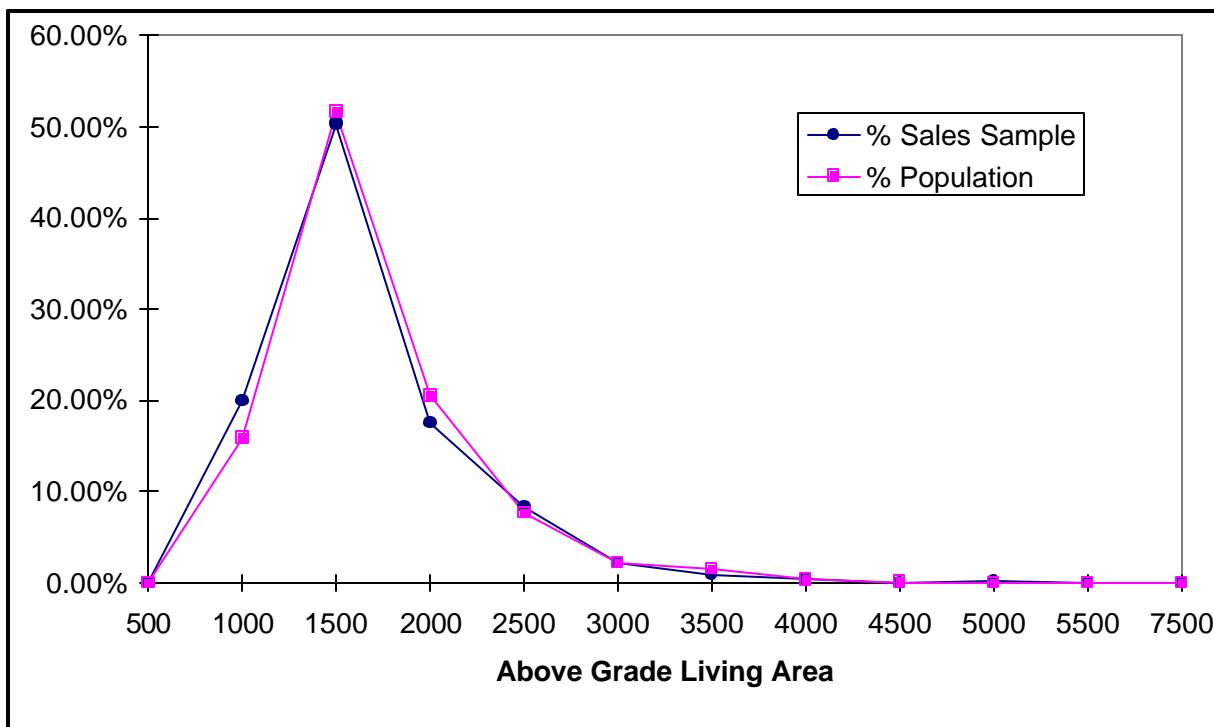


The sales sample frequency distribution follows the population distribution closely with regard to Yearbuilt/Ren. This distribution is ideal for both accurate analysis and appraisal.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	215	20.00%
1500	541	50.33%
2000	189	17.58%
2500	90	8.37%
3000	24	2.23%
3500	10	0.93%
4000	4	0.37%
4500	0	0.00%
5000	2	0.19%
5500	0	0.00%
7500	0	0.00%
		1075

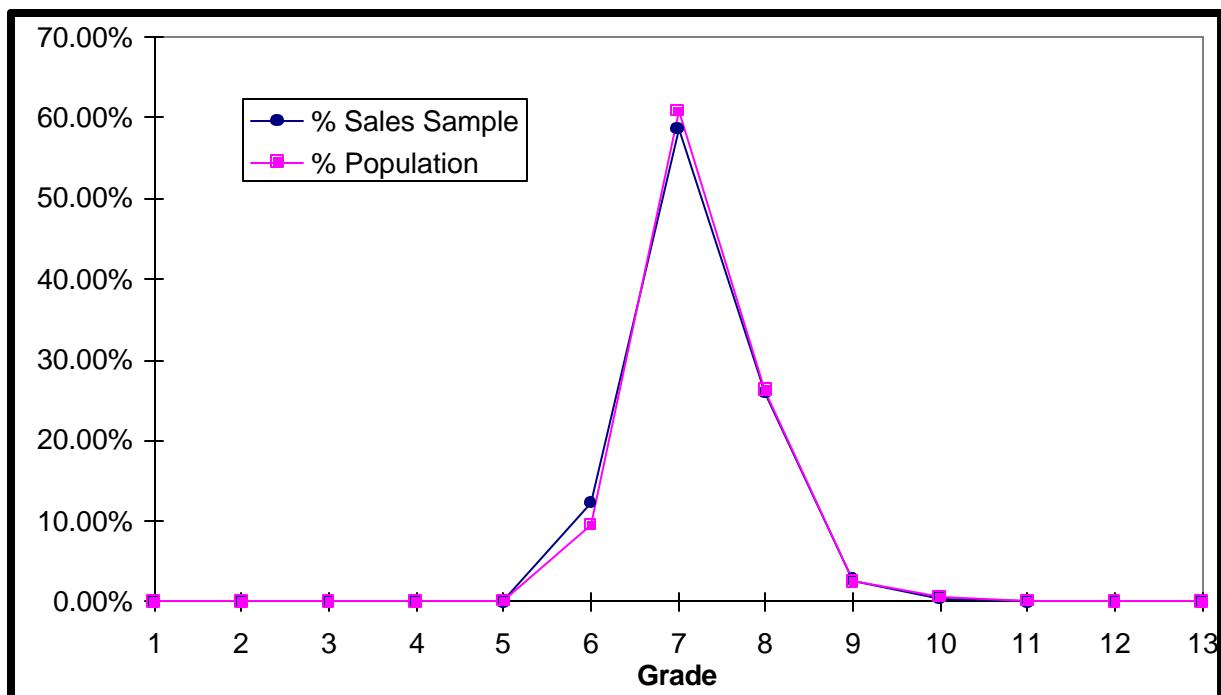
Population		
AGLA	Frequency	% Population
500	2	0.03%
1000	1212	15.84%
1500	3952	51.66%
2000	1571	20.54%
2500	585	7.65%
3000	168	2.20%
3500	120	1.57%
4000	29	0.38%
4500	8	0.10%
5000	3	0.04%
5500	0	0.00%
7500	0	0.00%
		7650



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

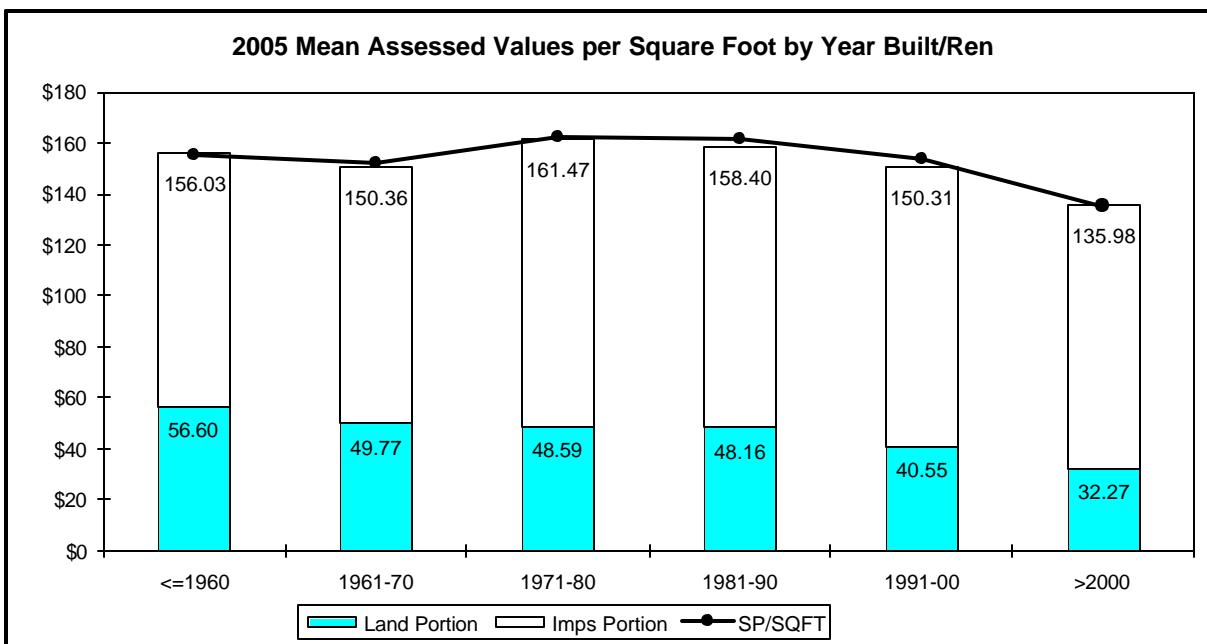
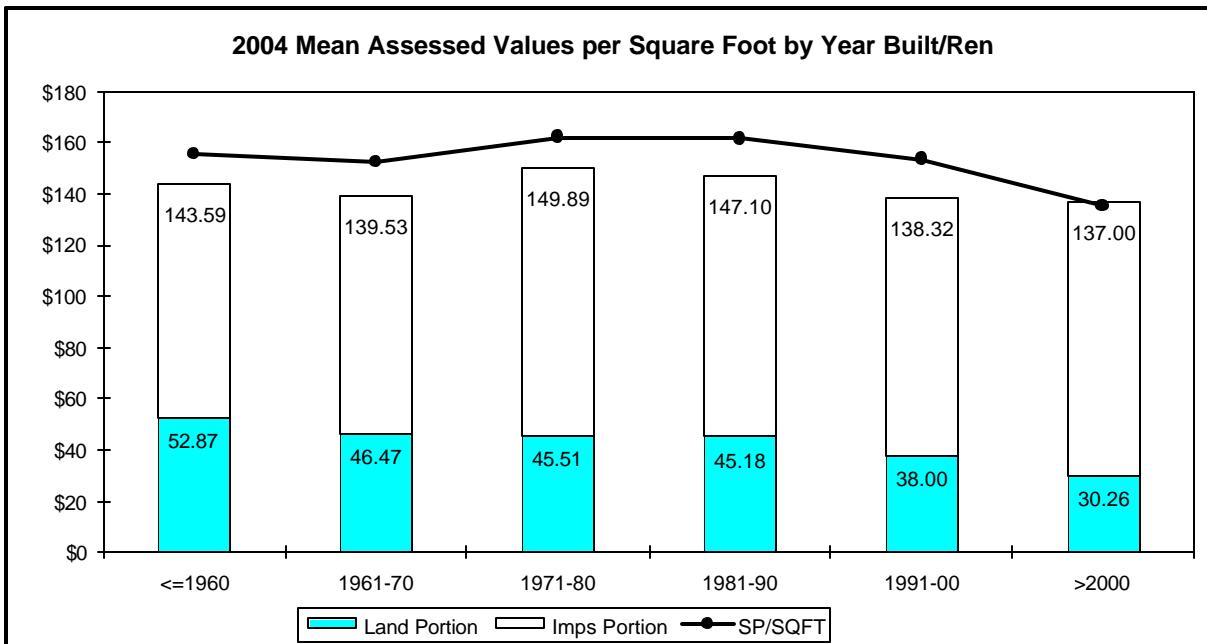
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	4	0.05%
5	0	0.00%	5	8	0.10%
6	132	12.28%	6	732	9.57%
7	630	58.60%	7	4655	60.85%
8	279	25.95%	8	2010	26.27%
9	29	2.70%	9	190	2.48%
10	5	0.47%	10	46	0.60%
11	0	0.00%	11	5	0.07%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
		1075			7650



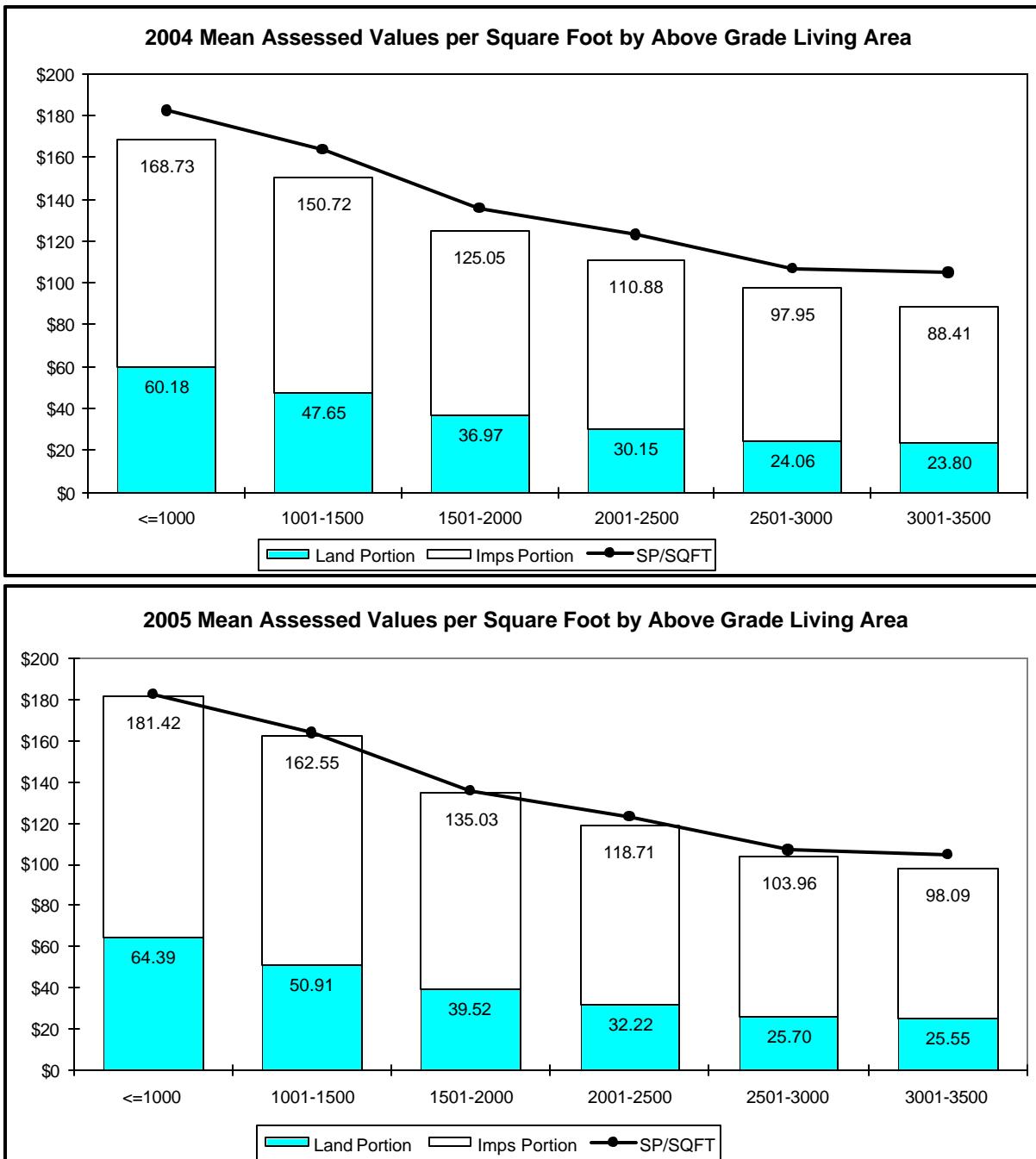
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated**



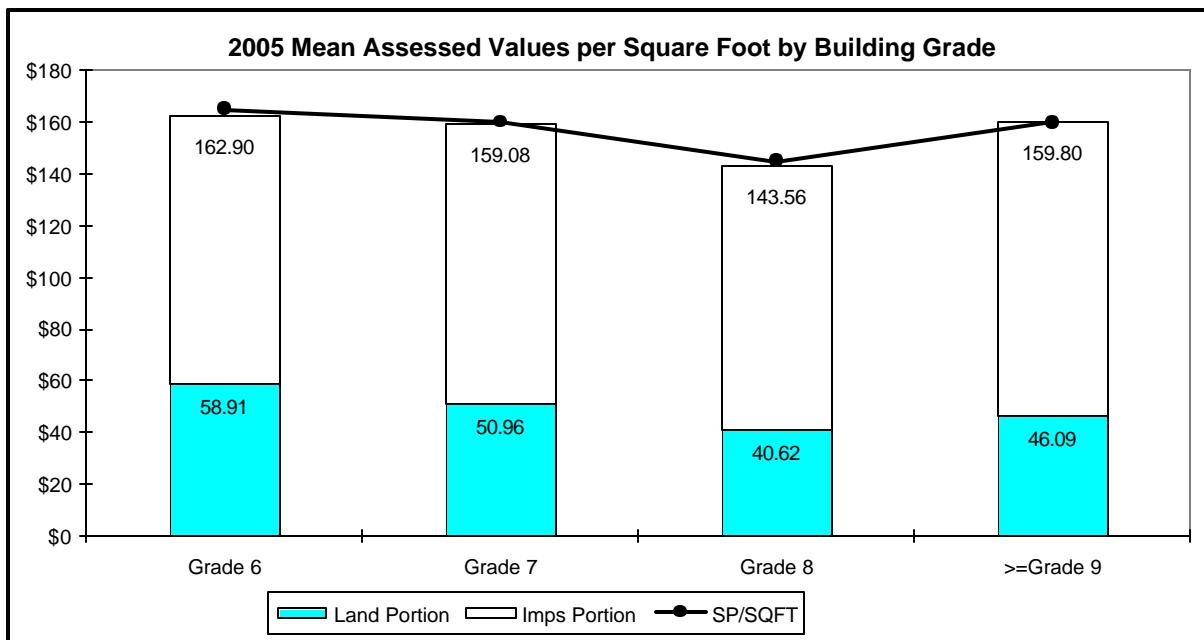
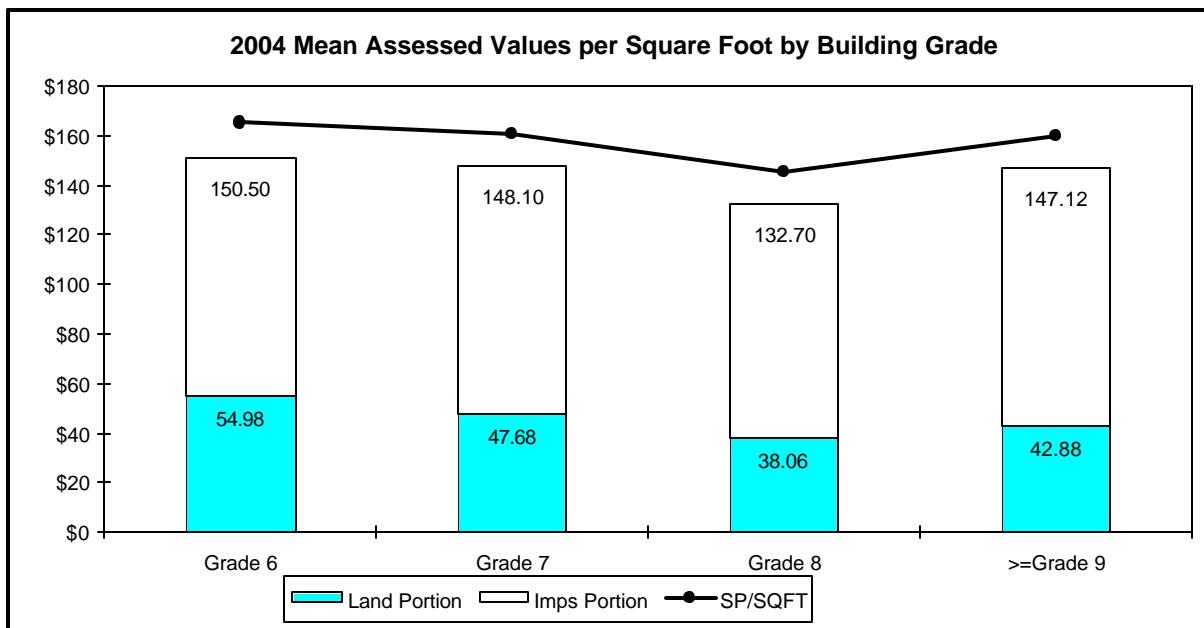
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 7 usable land sales available in the area, and their 2004 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 6.9% increase in land assessments in the area for the 2005 Assessment Year. The formula is:

2005 Land Value = 2004 Land Value x 1.8, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1075 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes located in the plats of Madrona Trails Div 1 (Major 502945) and Lakota Woods Div 2 (Major 416810) had higher average ratios than others (assessed value/sales price), so the formula adjusts these properties upward less than others. Homes on lots greater than 15,000 sq.ft. had lower average ratios (assessed value/sales price) which requires a upward adjustment. Homes built after 2000 had higher average ratios (assessed value/sales price), which requires a downward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9248309 + 6.230371E-02 * \text{Plat1} + 3.864531E-02 * \text{Plat2} - 8.578445E-02 * \text{BigLot} + .1153688 * \text{NewYB}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Land Value + Previous Improvement Value * 1.082)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the land value is used, but there is no change to the improvements. (2005 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2005 total value = 2004 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis 10 sales. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2005 \text{ Total Value} = 2005 \text{ Land Value} + \text{Previous Improvement Value} * 1.082, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 53 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.13%

Big Lot Greater than 15,000 Sq. Ft.	Yes
% Adjustment	11.06%
Year Built Greater than 2000	Yes
% Adjustment	-11.99%
Madrona Trails	
Div 1	Yes
Major 502945	
% Adjustment	-4.34%
Lakota Woods	
Div 2	Yes
Major 416810	
% Adjustment	-6.82%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, Homes on lots greater than 15,000 sq. ft. would receive a 19.19% upward adjustment (8.13% overall+ 11.06% Lot size greater than 15,000). 307 Parcels would receive this adjustment.

Homes built after 2000 would receive a 3.86% downward adjustment (8.13% overall -11.99% year built greater than 2000) 37 parcels would receive this adjustment.

Note: There are 13 parcels that would receive both Lot Size greater than 15,000 sq. ft. and Yearbuilt/Ren greater than 2000 adjustments. They would receive a 7.2% upward adjustment (8.13% overall +11.06% Lot size greater than 15,000 sq. ft. - 11.99% Yearbuilt/Ren greater than 2000).

Homes in the Madrona Trails Div 1 Plat (Major 502945) would receive a 3.79% upward adjustment (8.13% overall -4.34% Major 502945). 127 Parcels would receive this adjustment.

Homes in the Lakota Woods Div 2 Plat (Major 416810) would receive a 1.31% upward adjustment (8.13% overall - 6.82% Major 416810). 46 parcels would receive this adjustment.

93% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 53 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
502945	Madrona Trails Div 1	30	127	23.6%	SW-24-21-3	17	7	1980 thru 1985	SW 336th WY and 21st Ave SW
416810	Lakota Woods Div 2	10	46	21.7%	SW-07-21-4	13	7	1962 thru 1963	SW 312th St and 21st Ave SW

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	132	0.912	0.988	8.3%	0.971	1.005
7	630	0.922	0.990	7.3%	0.983	0.997
8	279	0.910	0.984	8.1%	0.972	0.996
>=9	34	0.910	0.991	9.0%	0.950	1.032
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1960	108	0.922	1.003	8.7%	0.984	1.021
1961-1970	386	0.912	0.984	7.8%	0.975	0.993
1971-1980	361	0.923	0.995	7.8%	0.985	1.006
1981-1990	149	0.906	0.977	7.8%	0.964	0.990
1991-2000	54	0.894	0.973	8.9%	0.940	1.007
>2000	17	1.013	0.997	-1.6%	0.960	1.033
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair/Average	839	0.913	0.984	7.7%	0.977	0.990
Good/VeryGood	236	0.930	1.004	8.0%	0.992	1.016
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	903	0.918	0.991	7.9%	0.985	0.997
1.5	29	0.869	0.944	8.6%	0.901	0.987
2	143	0.918	0.983	7.0%	0.967	0.999

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	215	0.926	0.995	7.5%	0.984	1.007
1001-1500	541	0.920	0.992	7.9%	0.985	1.000
1501-2000	189	0.921	0.995	8.0%	0.979	1.010
2001-2500	90	0.901	0.965	7.1%	0.942	0.987
2501-3000	24	0.917	0.973	6.2%	0.938	1.009
>3000	16	0.841	0.931	10.7%	0.851	1.010
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1051	0.918	0.988	7.7%	0.982	0.994
Y	24	0.901	0.987	9.6%	0.925	1.049
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1065	0.917	0.988	7.7%	0.983	0.994
Y	10	0.896	0.975	8.8%	0.879	1.072
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
17	690	0.916	0.986	7.7%	0.979	0.993
13	385	0.919	0.992	7.9%	0.982	1.002
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=10000	888	0.922	0.991	7.5%	0.985	0.997
10001-15000	164	0.906	0.974	7.6%	0.959	0.990
>15000	23	0.835	0.986	18.1%	0.932	1.040

Area 53 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

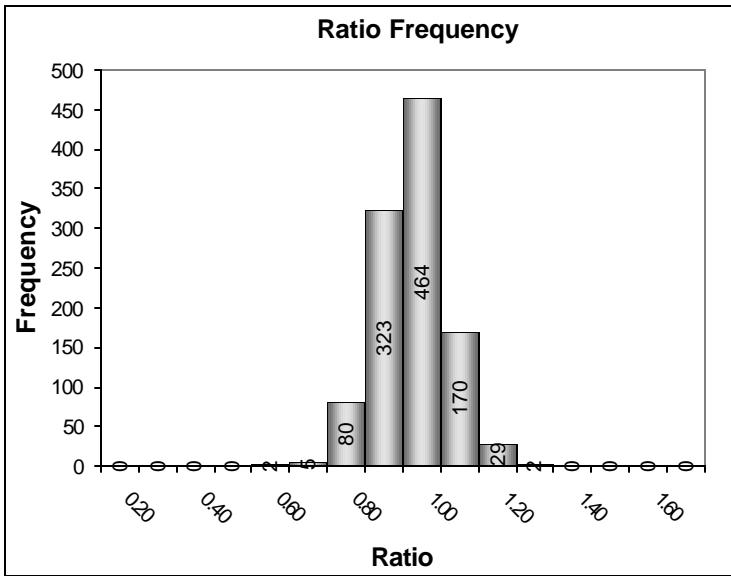
It is difficult to draw valid conclusions when the sales count is low.

Lakota Woods Div.2 Major 416810	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1066	0.916	0.988	7.8%	0.982	0.994
Y	9	0.983	0.995	1.2%	0.954	1.035
Madrona Trails Div 1 Major 502945	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1045	0.916	0.988	7.9%	0.982	0.994
Y	30	0.959	0.993	3.6%	0.966	1.019
Year Built Greater than 2000	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1058	0.915	0.988	8.0%	0.982	0.994
Y	17	1.013	0.997	-1.6%	0.960	1.033
Big Lot Greater than 15,000 SQ FT	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	1052	0.919	0.988	7.5%	0.982	0.994
Y	23	0.835	0.986	18.1%	0.932	1.040

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: SW/Team 2	Lien Date: 01/01/2004	Date of Report: 4/18/2005	Sales Dates: 1/2003 - 12/2004
Area 53/Twin Lakes	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1075		
Mean Assessed Value	193,900		
Mean Sales Price	211,500		
Standard Deviation AV	44,251		
Standard Deviation SP	54,529		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.926		
Median Ratio	0.926		
Weighted Mean Ratio	0.917		
UNIFORMITY			
Lowest ratio	0.586		
Highest ratio:	1.223		
Coefficient of Dispersion	7.62%		
Standard Deviation	0.090		
Coefficient of Variation	9.68%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.919		
Upper limit	0.934		
95% Confidence: Mean			
Lower limit	0.921		
Upper limit	0.931		
SAMPLE SIZE EVALUATION			
N (population size)	7650		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	1075		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	536		
# ratios above mean:	539		
Z:	0.091		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



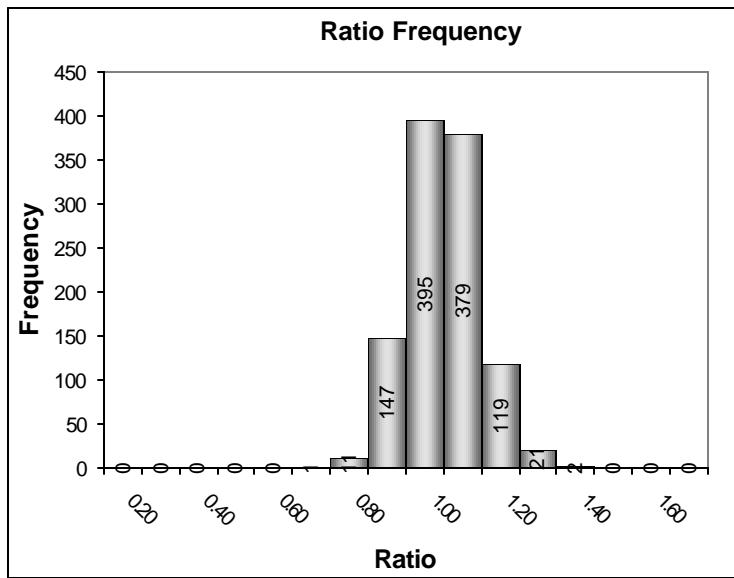
COMMENTS:

1 to 3 Unit Residences throughout area 53

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: SW/Team 2	Lien Date: 01/01/2005	Date of Report: 4/18/2005	Sales Dates: 1/2003 - 12/2004
Area 53/Twin Lakes	Appr ID: SLED	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1075		
Mean Assessed Value	209,000		
Mean Sales Price	211,500		
Standard Deviation AV	48,327		
Standard Deviation SP	54,529		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.997		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.633		
Highest ratio:	1.321		
Coefficient of Dispersion	7.46%		
Standard Deviation	0.095		
Coefficient of Variation	9.48%		
Price Related Differential (PRD)	1.009		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.989		
Upper limit	1.005		
95% Confidence: Mean			
Lower limit	0.992		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	7650		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.095		
Recommended minimum:	14		
Actual sample size:	1075		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	539		
# ratios above mean:	536		
Z:	0.091		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 53

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	555920	0120	1/7/03	\$229,000	760	220	6	1943	4	20838	Y	Y	31404 7TH PL SW
013	178890	0460	9/23/04	\$164,000	800	0	6	1960	4	10800	N	N	30700 5TH AV SW
013	178870	0010	5/19/04	\$160,000	800	0	6	1959	3	8775	N	N	836 SW 304TH ST
013	178880	0700	6/2/03	\$154,950	800	0	6	1959	3	9600	N	N	650 SW 307TH ST
013	178830	0080	6/23/03	\$134,950	800	0	6	1958	3	9590	N	N	30728 12TH PL SW
013	178830	0020	9/14/04	\$152,500	800	240	6	1958	4	8892	N	N	1028 SW 307TH ST
013	178830	0020	10/30/03	\$151,580	800	240	6	1958	4	8892	N	N	1028 SW 307TH ST
013	178830	0090	4/1/03	\$147,200	800	0	6	1958	4	12000	N	N	1068 SW 308TH ST
013	178890	0700	4/13/04	\$145,500	800	0	6	1960	4	8400	N	N	30556 4TH AV SW
013	178890	0380	12/17/03	\$161,735	810	0	6	1960	3	9100	N	N	30528 5TH AV SW
013	178880	0850	6/29/04	\$166,500	810	0	6	1959	5	8784	N	N	30542 6TH AV SW
013	178890	0170	6/21/04	\$150,000	810	0	6	1960	3	9605	N	N	513 SW 305TH ST
013	178880	0800	2/3/03	\$145,000	810	0	6	1959	3	9360	N	N	30512 6TH AV SW
013	178870	0200	4/15/03	\$151,000	810	0	6	1959	4	8424	N	N	826 SW 307TH ST
013	556000	1110	6/17/03	\$142,900	810	0	6	1961	3	8800	N	N	124 SW 307TH ST
013	178850	0055	9/20/04	\$162,500	820	0	6	1958	3	9350	N	N	1020 SW 305TH ST
013	178870	0025	8/22/03	\$159,950	820	0	6	1959	3	8775	N	N	812 SW 304TH ST
013	178870	0040	3/11/04	\$157,400	820	0	6	1959	3	8424	N	N	841 SW 304TH ST
013	178830	0035	6/23/04	\$155,000	820	0	6	1958	3	8424	N	N	1004 SW 307TH ST
013	556000	0960	5/24/04	\$154,000	820	0	6	1961	3	8450	N	N	111 SW 305TH ST
013	556000	0440	7/12/03	\$152,500	820	0	6	1961	3	8250	N	N	30514 3RD AV SW
013	178830	0120	9/12/03	\$157,500	820	0	6	1958	4	10650	N	N	1020 SW 308TH ST
013	178880	0560	11/21/03	\$165,000	830	570	6	1959	3	9960	N	N	604 SW 307TH ST
013	556000	0950	12/17/03	\$161,500	830	370	6	1961	3	10140	N	N	103 SW 305TH ST
013	178890	0740	7/19/04	\$176,500	840	0	6	1961	3	8400	N	N	30706 4TH AV SW
013	178890	0310	10/10/03	\$159,900	840	0	6	1960	3	8990	N	N	30709 5TH AV SW
013	178890	0520	10/1/04	\$164,895	840	0	6	1960	4	8400	N	N	30573 4TH AV SW
013	178880	0610	6/23/03	\$155,950	840	0	6	1959	4	8400	N	N	30532 6TH PL SW
013	178880	0410	8/18/03	\$169,950	840	580	6	1959	3	8330	N	N	646 SW 308TH ST
013	556000	0450	6/25/03	\$148,158	840	0	6	1961	3	8800	N	N	30524 3RD AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	178880	0040	7/27/04	\$147,000	840	0	6	1959	3	8640	N	N	621 SW 304TH ST
013	178880	0860	6/26/04	\$154,500	840	0	6	1959	3	8856	N	N	30548 6TH AV SW
013	556000	1150	11/10/03	\$163,000	840	0	6	1961	4	8000	N	N	117 SW 307TH PL
013	178880	0320	8/15/03	\$149,500	840	0	6	1959	3	8400	N	N	609 SW 307TH ST
013	178890	0140	2/23/04	\$155,000	840	0	6	1960	4	8470	N	N	241 SW 304TH ST
013	556000	0280	1/9/03	\$147,500	840	0	6	1961	4	9900	N	N	303 SW 305TH ST
013	178890	0050	6/12/03	\$154,900	840	240	6	1960	3	8470	N	N	411 SW 304TH ST
013	178880	0770	11/11/04	\$127,000	840	0	6	1959	4	8400	N	N	30520 7TH AV SW
013	178870	0035	1/23/03	\$144,990	860	0	6	1959	3	9600	N	N	30401 8TH AV SW
013	259970	0100	6/20/03	\$156,250	880	0	6	1969	2	7000	N	N	30161 3RD PL SW
013	259970	0080	2/10/04	\$165,000	880	0	6	1970	3	7820	N	N	30151 3RD PL SW
013	259970	0220	6/18/03	\$165,000	880	0	6	1969	4	7210	N	N	30164 3RD PL SW
013	556000	0610	9/23/03	\$179,000	880	400	6	1961	3	8450	N	N	30623 2ND AV SW
013	259970	0190	10/30/03	\$135,000	880	0	6	1969	3	8400	N	N	30182 3RD PL SW
013	178890	0730	6/14/04	\$179,000	900	0	6	1960	3	8400	N	N	30574 4TH AV SW
013	259970	0090	5/22/03	\$162,000	910	0	6	1970	4	11476	N	N	30155 3RD PL SW
013	259970	0120	11/18/03	\$169,950	940	0	6	1970	3	7480	N	N	30171 3RD PL SW
013	178890	0620	9/23/04	\$171,000	1010	0	6	1960	3	8800	N	N	347 SW 305TH ST
013	259970	0260	1/12/04	\$164,500	1010	0	6	1970	4	9900	N	N	30140 3RD PL SW
013	178890	0750	6/15/04	\$167,500	1020	0	6	1960	3	8760	N	N	30714 4TH AV SW
013	178830	0040	8/11/04	\$171,000	1020	0	6	1958	3	11970	N	N	1005 SW 307TH ST
013	556000	0340	3/19/04	\$166,500	1020	0	6	1960	4	8400	N	N	30617 3RD AV SW
013	178890	0650	6/16/03	\$148,100	1030	0	6	1960	4	8190	N	N	30522 4TH AV SW
013	178880	0280	8/28/03	\$151,000	1040	0	6	1959	4	8400	N	N	633 SW 307TH ST
013	082104	9230	4/27/04	\$165,500	1060	0	6	1941	2	15765	N	N	31125 5TH AV S
013	556000	1120	4/8/04	\$127,000	1080	0	6	1961	4	9900	N	N	116 SW 307TH PL
013	178890	0320	11/10/03	\$159,000	1110	0	6	1961	3	10950	N	N	30715 5TH AV SW
013	178880	0390	7/28/04	\$174,750	1160	0	6	1959	3	8330	N	N	634 SW 308TH ST
013	178850	0095	10/22/04	\$146,000	1160	0	6	1959	4	9200	N	N	1012 SW 306TH ST
013	178850	0060	1/16/04	\$145,000	1180	0	6	1958	3	10200	N	N	1013 SW 305TH ST
013	178880	0270	11/11/03	\$136,500	1180	0	6	1959	3	9960	N	N	639 SW 307TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	178880	0910	8/26/04	\$176,000	1200	0	6	1961	4	10458	N	N	30578 6TH AV SW
013	178830	0010	1/13/03	\$130,500	1200	0	6	1958	4	9000	N	N	30612 12TH PL SW
013	556000	0780	10/15/03	\$169,600	1210	0	6	1961	4	8400	N	N	30636 2ND AV SW
013	555960	0070	10/20/04	\$187,000	1220	0	6	1947	3	11071	N	N	727 S 312TH ST
013	178880	0890	3/15/04	\$160,000	1270	0	6	1961	4	8750	N	N	30566 6TH AV SW
013	178890	0400	8/21/03	\$167,000	1320	0	6	1960	4	8775	N	N	30542 5TH AV SW
013	178850	0090	2/25/04	\$175,000	1340	0	6	1958	4	9200	N	N	1020 SW 306TH ST
013	072104	9199	8/1/03	\$175,000	1430	0	6	1924	4	17925	N	N	708 SW 312TH ST
013	178890	0570	11/16/04	\$165,000	1450	0	6	1960	3	8400	N	N	30543 4TH AV SW
013	178880	0380	4/4/03	\$142,330	1540	0	6	1959	4	8330	N	N	628 SW 308TH ST
013	794300	0020	4/20/04	\$169,950	760	0	7	1980	4	7272	N	N	332 S 314TH PL
013	555730	0320	12/17/03	\$153,000	770	0	7	1980	3	7280	N	N	31603 11TH PL SW
013	794300	0070	8/22/03	\$185,000	780	0	7	1984	3	7500	N	N	306 S 314TH PL
013	178870	0335	9/10/03	\$220,000	800	800	7	1999	3	9120	N	N	30410 8TH AV SW
013	178870	0365	2/11/03	\$150,000	800	440	7	1959	3	9225	N	N	30516 8TH AV SW
013	416795	0120	8/24/04	\$243,000	810	770	7	1992	3	7561	N	N	31819 14TH WY SW
013	555731	0170	8/9/04	\$199,950	810	260	7	1981	3	9158	N	N	827 SW 316TH CT
013	416795	0310	8/24/04	\$192,500	810	770	7	1992	3	8142	N	N	31706 14TH WY SW
013	178870	0295	6/22/04	\$160,000	820	530	7	1959	4	9680	N	N	30602 8TH AV SW
013	555731	0010	1/22/03	\$172,000	830	320	7	1981	3	6695	N	N	31710 8TH PL SW
013	178870	0370	1/19/04	\$185,800	840	700	7	1959	4	9760	N	N	30524 8TH AV SW
013	326070	0600	12/1/03	\$192,000	840	800	7	1970	3	8075	N	N	32612 7TH PL S
013	555730	0310	4/16/04	\$196,995	850	430	7	1980	3	7875	N	N	1040 SW 316TH PL
013	326070	0170	1/15/04	\$167,500	860	0	7	1970	3	7252	N	N	802 S 327TH ST
013	794300	0090	4/29/04	\$199,000	900	560	7	1984	3	7910	N	N	31406 3RD PL S
013	555731	0430	12/28/04	\$153,000	900	0	7	1981	3	8178	N	N	815 SW 317TH PL
013	039580	0340	4/29/04	\$185,142	910	0	7	1963	3	7119	N	N	514 SW 302ND ST
013	326070	0180	7/8/04	\$183,000	940	0	7	1971	3	6960	N	N	808 S 327TH ST
013	555730	0220	12/9/03	\$197,500	940	260	7	1980	3	6750	N	N	1017 SW 316TH PL
013	555731	0230	6/23/04	\$200,000	940	360	7	1981	3	8069	N	N	836 SW 317TH PL
013	555731	0320	3/18/03	\$192,950	940	260	7	1981	3	7246	N	N	31619 9TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	416810	0130	4/26/04	\$195,000	940	440	7	1963	4	10112	N	N	31451 12TH AV SW
013	416810	0150	3/7/03	\$165,000	940	440	7	1963	3	10112	N	N	31435 12TH AV SW
013	358400	0100	7/27/04	\$185,000	950	0	7	1968	3	8640	N	N	1030 S 317TH ST
013	337530	0050	7/25/03	\$191,500	950	440	7	1981	3	8395	N	N	31629 1ST PL S
013	326070	0340	6/18/03	\$150,000	950	0	7	1969	3	6600	N	N	32664 9TH PL S
013	771620	0100	7/14/04	\$176,900	960	0	7	1963	3	8460	N	N	30826 6TH PL SW
013	771620	0110	3/19/04	\$169,500	960	0	7	1963	4	8460	N	N	30818 6TH PL SW
013	039580	0410	2/25/03	\$154,900	960	0	7	1966	4	8400	N	N	626 SW 302ND ST
013	771620	0070	6/19/03	\$150,000	960	620	7	1963	3	8460	N	N	30852 6TH PL SW
013	339190	0330	12/18/03	\$225,000	970	970	7	1963	3	8750	N	N	30451 1ST PL S
013	025300	0375	10/6/04	\$177,950	970	0	7	1963	3	8423	N	N	30307 13TH AV S
013	339190	0050	8/3/04	\$172,500	970	0	7	1962	3	9450	N	N	120 S 304TH PL
013	794170	0280	12/27/04	\$182,700	970	0	7	1968	4	10080	N	N	31705 5TH AV S
013	794160	0060	2/12/04	\$172,178	970	0	7	1967	3	10880	N	N	620 S 316TH PL
013	794160	0330	8/21/03	\$169,000	970	0	7	1967	3	8075	N	N	31732 7TH AV S
013	339180	0050	5/27/04	\$165,500	970	0	7	1961	3	8260	N	N	30213 1ST PL S
013	232960	0070	9/18/03	\$173,950	970	0	7	1964	4	8400	N	N	30423 3RD PL S
013	232960	0150	8/27/03	\$173,000	970	0	7	1964	4	8625	N	N	327 S 306TH PL
013	232970	0170	5/19/03	\$164,950	970	0	7	1966	3	9000	N	N	30623 3RD AV S
013	339210	0100	5/6/03	\$163,800	970	0	7	1966	3	8395	N	N	30620 1ST PL S
013	794170	0120	12/10/03	\$170,000	970	0	7	1968	4	7200	N	N	435 S 316TH PL
013	794160	0140	5/26/04	\$169,950	970	0	7	1967	4	9071	N	N	31713 7TH AV S
013	794170	0180	3/3/03	\$160,000	970	0	7	1968	3	6825	N	N	610 S 317TH ST
013	091800	0045	5/13/03	\$162,300	970	0	7	1963	4	9960	N	N	805 S 306TH ST
013	794150	0020	9/17/03	\$159,000	970	0	7	1967	4	7920	N	N	31634 7TH PL S
013	339210	0270	1/6/03	\$171,000	970	970	7	1963	3	9000	N	N	30654 2ND AV S
013	794160	0400	2/26/03	\$152,250	970	0	7	1967	4	7128	N	N	31700 7TH AV S
013	232960	0060	7/2/03	\$152,000	970	0	7	1964	4	8400	N	N	30415 3RD PL S
013	794150	0050	4/16/03	\$145,950	970	0	7	1967	3	12000	N	N	31614 7TH PL S
013	794170	0310	7/28/03	\$130,000	970	0	7	1968	3	7200	N	N	31723 5TH AV S
013	039580	0560	3/23/04	\$179,500	980	0	7	1966	3	8400	N	N	30203 7TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	794300	0130	10/31/03	\$199,300	980	0	7	1984	3	7650	N	N	31411 3RD PL S
013	794300	0140	11/12/03	\$212,500	980	920	7	1985	3	7140	N	N	31415 3RD PL S
013	039580	0330	9/4/03	\$175,000	980	0	7	1966	4	8736	N	N	30319 6TH AV SW
013	326070	0810	8/14/03	\$170,000	980	0	7	1974	3	7455	N	N	32522 10TH PL S
013	416810	0050	11/19/04	\$207,400	990	450	7	1963	4	10112	N	N	31412 13TH AV SW
013	091800	0016	8/25/03	\$159,000	990	0	7	1964	4	10107	N	N	30426 8TH AV S
013	515365	0070	9/7/04	\$235,000	1000	420	7	1976	3	5616	N	N	30320 9TH AV S
013	787520	0275	10/28/04	\$181,400	1000	0	7	1955	3	9375	N	N	31355 13TH AV S
013	858220	0080	8/18/04	\$179,950	1000	0	7	1968	3	10030	N	N	31217 9TH AV S
013	787520	0230	11/20/04	\$182,000	1000	0	7	1955	4	12480	N	N	31360 12TH PL S
013	091800	0080	8/9/04	\$183,000	1000	0	7	1959	4	10115	N	N	30656 8TH AV S
013	858220	0150	9/2/03	\$175,000	1000	0	7	1968	4	7200	N	N	818 S 314TH ST
013	326070	1030	8/26/04	\$234,900	1010	480	7	1972	3	6552	N	N	830 S 326TH ST
013	232960	0290	4/19/04	\$219,950	1010	1010	7	1963	4	8424	N	N	30463 4TH AV S
013	174510	0170	8/30/04	\$214,750	1010	530	7	1968	3	6850	N	N	30610 8TH PL S
013	337530	0040	8/17/04	\$231,000	1010	760	7	1981	3	8307	N	N	31637 1ST PL S
013	232950	0040	9/14/04	\$184,100	1010	0	7	1962	3	9936	N	N	421 S 304TH ST
013	931500	0030	6/15/04	\$182,000	1010	0	7	1963	3	8395	N	N	809 S 308TH ST
013	174500	0140	9/23/03	\$179,500	1010	1010	7	1967	3	7869	N	N	866 S 306TH ST
013	233730	0320	6/3/03	\$174,000	1010	780	7	1960	3	10686	N	N	30108 2ND AV SW
013	515365	0030	9/10/04	\$205,000	1010	0	7	2003	3	11700	N	N	30340 9TH AV S
013	178880	0370	6/3/03	\$149,500	1020	0	7	1959	3	8330	N	N	622 SW 308TH ST
013	515370	0050	8/17/04	\$230,000	1040	400	7	1973	3	7210	N	N	30317 10TH AV S
013	858800	0610	1/15/04	\$169,950	1040	0	7	1956	3	8125	N	N	31712 13TH AV S
013	858800	0590	7/7/03	\$167,950	1040	0	7	1956	3	9375	N	N	31612 13TH AV S
013	787540	0175	11/22/04	\$195,850	1050	0	7	1958	3	8686	N	N	31305 11TH PL S
013	337530	0350	8/19/04	\$242,950	1050	610	7	1983	4	9446	N	N	231 S 316TH PL
013	233730	0050	8/19/04	\$181,200	1050	0	7	1960	3	9450	N	N	30115 2ND PL SW
013	787540	0220	5/29/03	\$235,000	1060	510	7	1963	5	9590	N	N	31320 10TH AV S
013	555920	0261	7/28/03	\$175,000	1060	0	7	1967	3	12500	N	N	31448 8TH AV SW
013	233730	0090	5/30/03	\$163,000	1060	0	7	1960	3	9450	N	N	30143 2ND PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	358400	0340	6/30/03	\$173,000	1070	0	7	1968	3	9450	N	N	1047 S 317TH ST
013	416810	0070	1/23/04	\$175,000	1070	350	7	1963	3	10112	N	N	31428 13TH AV SW
013	525980	0090	4/24/03	\$183,000	1070	360	7	1984	3	9150	N	N	31005 11TH PL SW
013	064310	0210	6/18/04	\$191,000	1080	0	7	1967	3	9440	N	N	30310 6TH AV S
013	326070	0230	4/9/04	\$206,000	1080	0	7	1974	3	6405	N	N	842 S 327TH ST
013	326070	0820	5/13/03	\$213,900	1080	490	7	1974	4	6780	N	N	32516 10TH PL S
013	787540	0180	2/26/03	\$193,400	1080	1040	7	1962	3	8240	N	N	31311 11TH PL S
013	024800	0140	8/6/03	\$197,000	1080	770	7	1980	3	8383	N	N	847 SW 308TH ST
013	515390	0140	4/18/03	\$157,000	1080	0	7	1967	3	5700	N	N	1002 S 301ST ST
013	555731	0270	11/18/03	\$171,500	1080	0	7	1987	3	7488	N	N	31618 9TH PL SW
013	416810	0100	6/20/03	\$151,235	1080	0	7	1963	3	10112	N	N	31452 13TH AV SW
013	104250	0010	12/17/03	\$227,500	1090	530	7	1967	3	10782	N	N	403 S 305TH ST
013	515365	0090	4/22/03	\$214,500	1090	400	7	1969	4	6300	N	N	30308 9TH AV S
013	515365	0100	5/12/03	\$194,000	1090	0	7	1969	3	7250	N	N	30304 9TH AV S
013	787540	0010	1/29/03	\$189,500	1090	1010	7	1977	3	11008	N	N	31221 10TH AV S
013	555920	0055	7/12/03	\$251,850	1090	1090	7	1964	3	12375	Y	Y	719 SW 312TH ST
013	337530	0080	7/2/03	\$210,000	1100	500	7	1986	3	8051	N	N	124 S 316TH PL
013	337530	0260	6/9/03	\$187,000	1100	520	7	1985	3	7700	N	N	31603 4TH AV S
013	556000	0470	6/25/04	\$168,900	1120	0	7	1961	3	8470	N	N	30604 3RD AV SW
013	039580	0290	9/12/03	\$169,500	1120	0	7	1966	3	9548	N	N	30215 6TH AV SW
013	337530	0580	9/3/04	\$237,900	1130	820	7	1980	3	8096	N	N	31710 2ND CT S
013	339210	0160	3/5/04	\$186,000	1130	0	7	1963	3	8395	N	N	30647 2ND AV S
013	416810	0300	11/5/03	\$173,000	1130	0	7	1963	4	10374	N	N	31458 12TH AV SW
013	337530	0370	4/14/03	\$194,000	1130	820	7	1980	3	8086	N	N	230 S 317TH PL
013	232950	0260	3/8/04	\$208,000	1140	800	7	1969	3	9887	N	N	458 S 305TH ST
013	039580	0350	3/12/03	\$169,900	1140	0	7	1963	3	8400	N	N	522 SW 302ND ST
013	024800	0110	7/14/03	\$232,000	1150	530	7	1976	3	11250	N	N	30815 10TH AV SW
013	150241	0140	4/1/03	\$220,000	1150	330	7	1977	3	9480	N	N	32218 8TH AV S
013	150241	0110	6/5/03	\$186,000	1150	330	7	1974	3	8424	N	N	32128 8TH AV S
013	039580	0550	1/30/04	\$176,950	1160	0	7	1966	4	8400	N	N	30211 7TH AV SW
013	082104	9253	3/26/03	\$165,000	1160	0	7	1977	3	12196	N	N	31113 5TH AV S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	091900	0295	12/9/04	\$204,950	1170	0	7	1966	3	9151	N	N	30445 11TH AV S
013	358400	0120	7/17/03	\$162,950	1170	0	7	1968	3	8640	N	N	1018 S 317TH ST
013	515390	0170	7/15/04	\$210,000	1180	0	7	1967	3	7210	N	N	30121 10TH AV S
013	091900	0025	5/5/03	\$173,500	1180	0	7	1963	3	9714	N	N	30625 10TH AV S
013	174510	0150	8/16/04	\$194,500	1190	0	7	1968	3	11385	N	N	30620 8TH PL S
013	525980	0120	7/23/04	\$222,000	1190	400	7	1984	3	7468	N	N	1114 SW 310TH ST
013	233730	0380	5/20/04	\$184,000	1190	0	7	1962	3	8395	N	N	224 SW 301ST ST
013	787520	0010	4/24/03	\$165,950	1190	0	7	1955	3	7875	N	N	31302 13TH AV S
013	555770	0170	9/3/03	\$170,000	1190	0	7	1966	3	9750	N	N	31019 7TH AV SW
013	174510	0090	9/19/03	\$169,900	1190	0	7	1967	3	7775	N	N	30447 8TH PL S
013	555780	0290	10/15/03	\$204,950	1190	570	7	1966	4	9600	N	N	31210 2ND AV SW
013	358400	0030	5/13/03	\$176,950	1190	0	7	1968	4	9450	N	N	1080 S 317TH ST
013	555770	0100	1/24/03	\$169,950	1190	0	7	1966	4	10575	N	N	31010 7TH AV SW
013	555770	0070	4/15/03	\$168,000	1190	0	7	1966	4	10500	N	N	30850 7TH AV SW
013	556050	0200	12/28/04	\$222,600	1200	0	7	1987	3	7220	N	N	31409 11TH PL SW
013	150241	0260	4/26/04	\$225,000	1200	650	7	1973	3	9588	N	N	32410 7TH PL S
013	091900	0280	3/11/04	\$190,000	1200	0	7	1963	3	8960	N	N	30462 10TH AV S
013	150240	0340	9/7/04	\$187,000	1200	0	7	1967	3	8295	N	N	1028 S 325TH ST
013	609400	0040	8/21/03	\$201,310	1200	800	7	1959	3	10800	N	N	31743 8TH AV S
013	232950	0330	6/20/03	\$205,000	1200	210	7	1963	4	9890	N	N	410 S 305TH ST
013	358400	0070	3/31/04	\$172,500	1200	0	7	1968	4	8640	N	N	1050 S 317TH ST
013	339180	0190	12/6/04	\$209,000	1210	0	7	1961	3	9200	N	N	30234 1ST PL S
013	339180	0300	3/24/04	\$172,500	1210	0	7	1961	3	7800	N	N	30230 2ND AV S
013	174510	0160	11/13/03	\$177,000	1210	0	7	1968	3	7429	N	N	30616 8TH PL S
013	174500	0070	5/24/04	\$181,999	1210	0	7	1967	4	7250	N	N	30608 9TH AV S
013	416810	0230	5/30/03	\$168,000	1210	0	7	1963	3	10428	N	N	31402 12TH AV SW
013	232960	0180	10/27/04	\$278,000	1220	900	7	1965	4	7844	N	N	30629 4TH AV S
013	064300	0150	4/2/03	\$175,200	1220	300	7	1962	3	10500	N	N	30232 7TH AV S
013	064300	0050	1/26/04	\$222,995	1230	0	7	1962	3	11200	N	N	506 S 302ND ST
013	339180	0111	9/22/04	\$209,500	1230	900	7	1961	3	8784	N	N	30247 1ST PL S
013	339190	0220	1/5/04	\$167,000	1230	0	7	1962	3	8395	N	N	30419 2ND AV S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	416810	0170	4/2/03	\$171,950	1230	0	7	1963	4	10112	N	N	31419 12TH AV SW
013	232960	0350	1/21/03	\$172,000	1230	0	7	1964	4	9282	N	N	30609 4TH AV S
013	232970	0040	8/13/03	\$153,000	1230	0	7	1966	4	9266	N	N	30405 3RD AV S
013	178830	0140	12/19/03	\$174,000	1240	0	7	1958	3	9600	N	N	30613 12TH PL SW
013	556000	0520	2/13/04	\$163,950	1240	0	7	1961	4	8360	N	N	30642 3RD AV SW
013	858800	0575	7/12/04	\$174,000	1250	0	7	1956	4	10000	N	N	31518 13TH AV S
013	555732	0130	5/23/03	\$207,500	1250	700	7	1994	3	6572	N	N	824 SW 318TH PL
013	931500	0130	1/2/03	\$167,000	1250	0	7	1967	4	8341	N	N	812 S 309TH PL
013	555780	0230	4/20/04	\$250,000	1260	610	7	1963	3	10830	N	N	31201 1ST PL SW
013	731640	0020	9/27/04	\$195,500	1260	0	7	1976	3	8560	N	N	31411 7TH PL SW
013	326070	0160	3/16/04	\$185,000	1260	0	7	1970	3	7590	N	N	32619 7TH PL S
013	555732	0110	5/20/03	\$214,000	1260	740	7	1994	3	6586	N	N	904 SW 318TH PL
013	787520	0170	3/12/04	\$130,000	1260	0	7	1955	2	9375	N	N	31359 12TH PL S
013	416795	0100	7/23/04	\$226,500	1270	0	7	1991	3	7210	N	N	31827 14TH WY SW
013	358400	0170	3/23/04	\$178,000	1270	0	7	1968	3	8640	N	N	1019 S 316TH ST
013	327581	0110	9/17/03	\$162,950	1270	0	7	1987	3	4016	N	N	31250 10TH CT SW
013	787540	0055	6/25/03	\$171,000	1270	0	7	1955	4	9375	N	N	1206 S 313TH ST
013	358400	0050	6/12/03	\$165,350	1270	0	7	1968	3	8640	N	N	1064 S 317TH ST
013	858800	0260	12/26/03	\$184,000	1270	0	7	1968	4	13775	N	N	31513 10TH AV S
013	555732	0180	1/14/03	\$212,750	1270	730	7	1994	3	6367	N	N	819 SW 318TH PL
013	555780	0180	2/20/03	\$176,950	1270	0	7	1997	3	8234	N	N	112 SW 312TH PL
013	555780	0130	10/22/04	\$275,000	1280	610	7	1966	3	12000	N	N	31212 1ST PL SW
013	337530	0590	8/16/04	\$237,000	1280	0	7	1980	3	9900	N	N	227 S 317TH PL
013	794170	0050	8/19/04	\$187,490	1280	0	7	1968	3	7665	N	N	434 S 316TH PL
013	555780	0130	3/2/04	\$212,000	1280	610	7	1966	3	12000	N	N	31212 1ST PL SW
013	794160	0090	11/18/03	\$169,000	1280	0	7	1968	3	7178	N	N	613 S 316TH PL
013	794170	0050	9/24/03	\$160,000	1280	0	7	1968	3	7665	N	N	434 S 316TH PL
013	525980	0190	1/29/03	\$190,000	1290	0	7	1984	3	6200	N	N	30815 11TH AV SW
013	525980	0470	12/31/03	\$190,000	1290	0	7	1984	3	6991	N	N	31108 11TH PL SW
013	150241	0390	8/4/04	\$209,000	1300	0	7	1970	3	8789	N	N	32401 7TH PL S
013	416810	0310	2/18/04	\$179,950	1300	0	7	1963	4	7700	N	N	31600 12TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	858220	0060	6/19/03	\$172,500	1300	0	7	1968	3	8850	N	N	31212 9TH AV S
013	525980	0380	9/28/04	\$252,200	1310	460	7	1984	3	6378	N	N	1120 SW 311TH CT
013	416795	0190	12/14/04	\$245,000	1310	0	7	1992	3	7980	N	N	31741 14TH WY SW
013	787540	0115	8/31/04	\$204,000	1310	0	7	1964	4	12350	N	N	31424 11TH PL S
013	609390	0010	9/25/03	\$174,950	1320	0	7	1965	4	9240	N	N	32004 10TH AV S
013	525980	0330	6/25/04	\$185,000	1330	0	7	1984	3	6000	N	N	1107 SW 310TH ST
013	858800	0130	1/14/03	\$167,000	1330	0	7	1955	4	10140	N	N	31222 8TH AV S
013	858800	0015	3/24/04	\$147,000	1330	0	7	1955	3	10125	N	N	31221 8TH AV S
013	794300	0170	12/30/04	\$201,000	1340	0	7	1984	3	8400	N	N	226 S 315TH PL
013	787540	0170	3/27/03	\$177,000	1340	0	7	1955	3	8787	N	N	1129 S 313TH ST
013	150240	0170	4/4/03	\$179,600	1340	0	7	1967	3	7904	N	N	1035 S 325TH ST
013	337530	0210	4/22/04	\$209,000	1350	0	7	1985	3	8548	N	N	306 S 317TH PL
013	525980	0160	12/8/03	\$228,500	1350	660	7	1983	3	7888	N	N	30907 11TH AV SW
013	416800	0140	5/7/03	\$173,250	1350	0	7	1962	4	10400	N	N	1221 SW 313TH ST
013	150240	0430	3/14/03	\$175,000	1360	0	7	1967	3	11524	N	N	1020 S 324TH PL
013	174500	0010	12/11/03	\$177,825	1370	0	7	1967	2	8080	N	N	30656 9TH AV S
013	233730	0350	4/18/04	\$179,000	1370	0	7	1960	3	8395	N	N	206 SW 301ST ST
013	555750	0250	9/22/04	\$235,000	1380	0	7	1964	3	8961	N	N	223 SW 313TH ST
013	025300	0280	10/6/04	\$212,000	1380	0	7	1955	3	10350	N	N	30025 14TH AV S
013	025300	0275	9/17/04	\$189,000	1380	0	7	1955	3	10350	N	N	30017 14TH AV S
013	064300	0210	7/22/03	\$186,000	1380	0	7	1960	3	9744	N	N	405 S 302ND ST
013	025300	0330	8/11/04	\$184,000	1380	0	7	1955	3	10400	N	N	30007 13TH AV S
013	025300	0360	11/20/03	\$180,450	1380	0	7	1955	3	10400	N	N	30207 13TH AV S
013	150240	0390	6/9/03	\$183,000	1380	0	7	1967	3	10062	N	N	1021 S 324TH PL
013	358400	0350	8/24/04	\$194,950	1390	0	7	1968	4	8505	N	N	1055 S 317TH ST
013	555820	0140	11/10/04	\$192,050	1390	0	7	1960	3	10125	N	N	30840 8TH AV SW
013	326070	0270	7/26/04	\$192,167	1400	0	7	1969	3	7345	N	N	32663 9TH PL S
013	339210	0350	3/25/04	\$171,000	1400	0	7	1965	3	10000	N	N	115 S 308TH ST
013	515390	0280	3/12/04	\$186,900	1410	0	7	1967	3	8400	N	N	30114 10TH AV S
013	860340	0060	2/19/03	\$190,657	1410	0	7	1959	3	9859	N	N	31227 7TH AV S
013	326070	0440	8/25/03	\$190,000	1410	0	7	1974	3	6405	N	N	855 S 326TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	787540	0125	4/2/04	\$180,000	1410	0	7	1964	4	11625	N	N	31412 11TH PL S
013	025300	0145	9/30/04	\$200,000	1420	0	7	1954	3	14245	N	N	1324 S 303RD ST
013	064310	0100	5/17/04	\$207,700	1420	0	7	1967	4	9545	N	N	505 S 303RD ST
013	515390	0010	11/19/04	\$172,000	1420	0	7	1967	3	7875	N	N	30118 11TH PL S
013	025300	0365	6/24/03	\$178,950	1420	0	7	1955	3	10400	N	N	30217 13TH AV S
013	787540	0260	12/18/03	\$190,000	1420	0	7	1962	3	7750	N	N	31503 10TH AV S
013	233730	0040	3/11/04	\$178,500	1420	0	7	1961	3	9450	N	N	30107 2ND PL SW
013	337530	0610	9/23/03	\$236,000	1430	960	7	1980	4	8550	N	N	31713 3RD PL S
013	150240	0320	7/7/03	\$170,000	1430	0	7	1967	3	9309	N	N	1012 S 325TH ST
013	091900	0090	5/7/04	\$203,500	1450	0	7	1963	4	11950	N	N	30652 10TH AV S
013	858800	0140	9/18/04	\$203,650	1480	0	7	1955	3	10146	N	N	31234 8TH AV S
013	858800	0065	1/16/03	\$179,950	1480	0	7	1955	4	12150	N	N	31439 8TH AV S
013	787540	0155	12/9/03	\$195,000	1490	0	7	1957	3	7200	N	N	31306 11TH PL S
013	326070	0280	10/13/03	\$192,500	1490	0	7	1969	3	11200	N	N	32657 9TH PL S
013	794150	0080	10/17/03	\$185,000	1500	0	7	1967	3	12000	N	N	31615 7TH PL S
013	150241	0360	7/25/03	\$189,950	1510	0	7	1977	3	8300	N	N	32425 7TH PL S
013	609400	0200	3/10/03	\$175,000	1510	0	7	1959	3	9240	N	N	862 S 318TH ST
013	025300	0030	5/13/04	\$222,550	1540	0	7	1954	3	9604	N	N	1428 S 302ND ST
013	025300	0305	9/27/04	\$204,120	1540	0	7	1955	3	10350	N	N	30026 13TH AV S
013	025300	0115	8/18/03	\$195,000	1540	0	7	1955	3	14934	N	N	1329 S 302ND ST
013	025300	0065	9/20/04	\$175,000	1540	0	7	1955	3	10560	N	N	30002 14TH AV S
013	174500	0150	2/26/03	\$175,000	1540	0	7	1967	3	7530	N	N	30605 9TH AV S
013	515365	0020	3/20/03	\$176,250	1540	0	7	1969	4	7200	N	N	30348 9TH AV S
013	339180	0250	4/1/04	\$186,550	1542	0	7	1961	3	7475	N	N	30255 2ND AV S
013	515320	0691	7/28/04	\$187,500	1550	0	7	1958	4	10320	N	N	30733 12TH PL SW
013	787500	0085	9/20/04	\$215,000	1560	0	7	1954	4	11880	N	N	31220 13TH AV S
013	787500	0085	9/11/03	\$189,520	1560	0	7	1954	4	11880	N	N	31220 13TH AV S
013	609400	0290	2/19/03	\$167,000	1560	0	7	1959	4	8970	N	N	839 S 318TH ST
013	555990	0100	6/15/04	\$189,000	1570	0	7	1994	3	6405	N	N	926 SW 313TH CT
013	416795	0140	10/6/03	\$212,000	1580	0	7	1992	3	11803	N	N	31811 14TH WY SW
013	555990	0150	8/14/03	\$182,500	1580	0	7	1994	3	6386	N	N	833 SW 313TH CT

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	787520	0020	10/22/04	\$220,000	1585	0	7	1955	4	13260	N	N	31314 13TH AV S
013	794160	0020	9/4/03	\$184,950	1610	0	7	1967	3	7268	N	N	31612 7TH AV S
013	609400	0120	11/15/04	\$209,950	1660	0	7	1959	3	10400	N	N	804 S 318TH ST
013	150240	0010	3/26/03	\$183,200	1670	0	7	1966	4	10192	N	N	1010 S 322ND PL
013	039580	0480	12/23/04	\$200,000	1680	0	7	1966	3	8400	N	N	30304 8TH AV SW
013	025300	0155	8/2/04	\$191,000	1710	0	7	1954	2	10400	N	N	1402 S 303RD ST
013	787520	0185	2/26/04	\$201,500	1720	0	7	1955	3	10868	N	N	31381 12TH PL S
013	084850	0050	8/23/04	\$233,000	1750	0	7	1999	3	3712	N	N	31166 3RD CT S
013	555990	0180	12/4/03	\$190,000	1750	0	7	1993	3	7597	N	N	807 SW 313TH CT
013	327581	0100	6/16/03	\$160,000	1760	0	7	1987	3	3080	N	N	31252 10TH CT SW
013	515320	0556	7/19/04	\$254,000	1770	0	7	1960	4	32040	N	N	905 SW DASH POINT RD
013	556050	0110	8/19/03	\$214,250	1780	0	7	1985	3	7200	N	N	918 SW 314TH PL
013	072104	9173	5/28/04	\$217,000	1800	0	7	1961	2	11761	N	N	31139 14TH AV SW
013	556050	0420	5/14/04	\$245,500	1800	0	7	1986	3	7752	N	N	801 SW 314TH PL
013	860340	0055	2/6/04	\$195,000	1800	0	7	1959	3	9861	N	N	31219 7TH AV S
013	787540	0075	8/14/03	\$198,700	1800	0	7	1956	3	9289	N	N	31224 10TH AV S
013	555780	0170	12/29/03	\$205,000	1820	0	7	1964	4	10605	N	N	108 SW 312TH PL
013	555990	0080	5/16/03	\$234,900	1880	0	7	1993	3	6160	N	N	918 SW 313TH CT
013	025300	0285	8/26/03	\$167,400	1880	0	7	1955	3	10350	N	N	30033 14TH AV S
013	515320	0560	5/13/04	\$250,000	1890	0	7	1957	4	30060	N	N	915 SW DASH POINT RD
013	233730	0160	5/14/04	\$219,000	1900	0	7	1961	3	8468	N	N	218 SW 304TH ST
013	337530	0110	7/29/03	\$161,000	1900	0	7	1981	2	11400	N	N	202 S 316TH PL
013	555750	0160	4/16/04	\$225,000	1960	0	7	1963	4	9500	N	N	31212 4TH AV SW
013	326070	0880	7/16/03	\$200,000	2070	0	7	1974	4	7128	N	N	1016 S 327TH ST
013	337530	0490	7/12/04	\$260,000	2110	0	7	1985	4	9000	N	N	31713 2ND AV S
013	858800	0265	10/3/03	\$212,000	2140	0	7	1955	4	10752	N	N	807 S 316TH ST
013	858800	0005	4/8/04	\$230,000	2350	0	7	1955	3	10125	N	N	31205 8TH AV S
013	515390	0320	6/10/03	\$265,000	2840	0	7	1990	3	8100	N	N	1027 S 301ST ST
013	858800	0290	5/14/03	\$245,000	2850	0	7	1969	3	11700	N	N	816 S 317TH ST
013	091900	0150	4/10/03	\$202,175	3330	0	7	1965	3	10500	N	N	30649 11TH AV S
013	091900	0135	5/18/04	\$339,500	3860	0	7	1966	3	10500	N	N	30625 11TH AV S

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	910850	0020	9/23/04	\$305,000	1180	510	8	1976	3	15191	N	N	110 SW 304TH ST
013	241330	0930	12/10/03	\$235,000	1230	650	8	1977	3	6500	N	N	30917 5TH PL S
013	241330	0030	4/29/03	\$222,000	1230	820	8	1977	3	8000	N	N	31112 5TH WY S
013	241330	0500	7/11/03	\$211,000	1230	860	8	1978	3	7140	N	N	30632 4TH AV S
013	241330	0640	4/22/03	\$196,000	1410	0	8	1979	3	7210	N	N	30625 5TH PL S
013	241330	0160	5/12/04	\$232,800	1420	730	8	1978	3	9482	N	N	30904 5TH PL S
013	241330	0220	5/15/03	\$202,000	1460	390	8	1978	3	6650	N	N	30812 4TH PL S
013	072104	9074	12/22/04	\$419,000	1470	1010	8	1980	3	8712	Y	Y	605 SW 312TH ST
013	150241	0330	5/20/03	\$214,000	1500	330	8	1978	3	10332	N	N	709 S 325TH ST
013	241330	0070	12/21/04	\$265,950	1560	660	8	1977	3	6650	N	N	511 S 310TH PL
013	241330	0180	8/16/04	\$217,000	1560	510	8	1978	3	6750	N	N	438 S 309TH ST
013	062104	9119	6/25/04	\$219,900	1590	0	8	1975	3	21780	N	N	30313 1ST AV S
013	556050	0400	6/1/04	\$234,950	1620	0	8	1986	3	7496	N	N	31424 8TH PL SW
013	241330	0560	9/22/03	\$240,000	1630	720	8	1978	3	7210	N	N	418 S 308TH ST
013	241330	0260	3/2/04	\$265,000	1640	0	8	1978	3	7878	N	N	443 S 308TH ST
013	416796	0060	6/29/04	\$245,000	1800	0	8	1992	3	6930	N	N	31615 12TH PL SW
013	416796	0160	3/21/03	\$210,000	1800	0	8	1993	3	10693	N	N	31728 12TH PL SW
013	416796	0010	11/10/04	\$295,000	1840	0	8	1992	3	6100	N	N	1220 SW 317TH ST
013	667265	0420	9/21/04	\$269,900	1870	0	8	1995	3	8038	N	N	30803 1ST PL S
013	667265	0160	12/22/04	\$315,000	1950	0	8	1994	3	6259	N	N	311 S 309TH ST
013	667265	0300	6/7/04	\$298,500	1950	0	8	1996	3	6373	N	N	30836 2ND AV S
013	667265	0080	8/25/03	\$235,500	1950	0	8	1994	3	7639	N	N	30827 3RD PL S
013	416796	0470	10/4/04	\$246,500	1960	0	8	1992	3	6510	N	N	31711 12TH PL SW
013	416796	0390	1/23/04	\$252,000	2030	0	8	1993	3	6602	N	N	1238 SW 318TH ST
013	241330	0750	7/25/03	\$252,950	2040	0	8	1979	4	6440	N	N	30650 4TH PL S
013	416796	0510	12/21/04	\$288,500	2070	0	8	1992	3	8738	N	N	1231 SW 317TH ST
013	241330	0740	2/4/03	\$209,950	2070	0	8	1979	3	8000	N	N	30646 4TH PL S
013	416796	0090	12/29/04	\$281,000	2080	0	8	1992	3	7294	N	N	31624 12TH PL SW
013	416796	0170	10/8/04	\$285,000	2080	0	8	1993	3	11014	N	N	31732 12TH PL SW
013	416796	0180	6/12/03	\$237,500	2080	0	8	1993	3	6380	N	N	1132 SW 318TH PL
013	241330	0100	4/29/03	\$213,500	2100	0	8	1977	3	5950	N	N	30936 5TH PL S

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	667265	0260	12/14/04	\$349,500	2120	0	8	1994	3	8546	N	N	30917 5TH WY S
013	667265	0450	4/19/03	\$247,000	2180	0	8	1995	3	7793	N	N	30814 1ST PL S
013	179010	0060	1/19/03	\$210,000	2200	0	8	1965	3	16875	N	N	1805 SW 317TH PL
013	150240	0090	4/9/03	\$275,000	2220	0	8	1966	4	10695	N	N	32306 10TH PL S
013	241330	0660	9/26/03	\$235,000	2240	0	8	1979	3	7210	N	N	30611 5TH PL S
013	416795	0450	6/9/04	\$292,000	2310	0	8	1990	3	6700	N	N	1421 SW 319TH CT
013	416795	0510	1/22/04	\$255,000	2390	0	8	1990	3	7072	N	N	31942 14TH WY SW
013	667265	0510	8/23/04	\$323,000	2420	0	8	1997	3	7205	N	N	30819 2ND AV S
013	667265	0510	9/9/03	\$293,900	2420	0	8	1997	3	7205	N	N	30819 2ND AV S
013	241330	1000	9/14/04	\$265,000	2450	0	8	1977	3	7650	N	N	507 S 309TH CT
013	667265	0440	2/12/04	\$287,000	2460	0	8	1995	3	9867	N	N	30808 1ST PL S
013	795450	0080	8/20/03	\$286,000	2600	0	8	1989	3	8986	N	N	30134 3RD PL S
013	667265	0070	1/2/04	\$316,000	3180	0	8	1994	3	8805	N	N	30821 3RD PL S
013	667265	0470	3/25/03	\$301,900	2610	0	9	1997	3	8286	N	N	128 S 309TH ST
017	894520	0200	5/14/04	\$155,000	720	0	6	1963	3	7245	N	N	32919 26TH AV SW
017	894500	0900	11/3/04	\$170,000	820	0	6	1962	3	9758	N	N	32922 24TH PL SW
017	894500	1030	7/7/04	\$160,000	820	0	6	1962	3	8610	N	N	2425 SW 329TH ST
017	894500	0980	9/27/04	\$158,200	820	0	6	1962	4	8487	N	N	2428 SW 330TH ST
017	894500	0450	1/12/04	\$146,950	820	0	6	1962	3	8512	N	N	2245 SW 331ST ST
017	894500	0430	7/1/03	\$144,500	820	0	6	1962	3	8424	N	N	2403 SW 331ST ST
017	894500	0300	11/10/04	\$175,000	840	0	6	1962	3	8400	N	N	2216 SW 332ND ST
017	894500	0350	6/1/04	\$160,000	840	0	6	1962	3	9009	N	N	2416 SW 332ND ST
017	894500	0150	1/16/04	\$165,000	860	0	6	1962	3	10948	N	N	2113 SW 332ND PL
017	894510	0420	10/11/04	\$172,000	860	0	6	1962	4	8563	N	N	2409 SW 328TH ST
017	894520	0060	5/21/04	\$152,000	860	0	6	1962	3	8400	N	N	2705 SW 327TH ST
017	894510	0390	9/25/03	\$160,000	860	0	6	1962	4	9327	N	N	2303 SW 328TH ST
017	894520	0030	12/18/03	\$153,350	860	0	6	1964	4	8400	N	N	2729 SW 327TH ST
017	894530	0290	7/26/04	\$161,000	880	0	6	1966	3	8976	N	N	2644 SW 332ND ST
017	010060	0200	7/19/04	\$170,000	880	0	6	1969	4	7609	N	N	2610 SW 333RD PL
017	894520	0230	7/8/04	\$168,500	880	400	6	1962	3	8468	N	N	32824 26TH PL SW
017	894520	0090	8/22/03	\$144,950	880	0	6	1962	3	8400	N	N	2623 SW 327TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894530	0290	7/26/04	\$130,000	880	0	6	1966	3	8976	N	N	2644 SW 332ND ST
017	894530	0270	12/11/03	\$165,450	890	0	6	1966	3	8820	N	N	2656 SW 332ND ST
017	932090	0210	8/13/04	\$137,723	900	0	6	1969	2	4160	N	N	33419 25TH AV SW
017	932090	0130	9/15/03	\$144,950	900	0	6	1977	3	3444	N	N	33416 26TH AV SW
017	932090	0160	7/17/04	\$137,860	900	0	6	1969	3	4399	N	N	33404 26TH AV SW
017	932090	1350	10/27/04	\$133,500	900	0	6	1969	3	3570	N	N	33309 22ND PL SW
017	932090	0580	3/5/04	\$128,995	900	0	6	1969	3	3400	N	N	33314 22ND PL SW
017	932090	0090	5/6/03	\$135,000	900	0	6	1977	4	3400	N	N	33407 26TH AV SW
017	932090	0230	12/23/03	\$110,000	900	0	6	1969	2	3150	N	N	33414 25TH AV SW
017	932090	0780	11/7/03	\$122,000	900	0	6	1976	3	3400	N	N	2324 SW 333RD ST
017	932090	0610	6/7/04	\$125,000	900	0	6	1969	4	4770	N	N	33266 22ND CT SW
017	932090	1350	9/16/03	\$117,000	900	0	6	1969	3	3570	N	N	33309 22ND PL SW
017	894510	0370	11/16/04	\$172,000	900	420	6	1962	3	8568	N	N	32821 23RD AV SW
017	932090	0620	2/28/03	\$115,000	900	0	6	1969	3	3360	N	N	33262 22ND CT SW
017	932090	0770	8/21/03	\$103,000	900	0	6	1976	2	3400	N	N	2320 SW 333RD ST
017	932090	0200	7/15/03	\$110,000	900	0	6	1969	3	3000	N	N	33415 25TH AV SW
017	932090	0620	9/2/04	\$109,000	900	0	6	1969	3	3360	N	N	33262 22ND CT SW
017	894510	0100	7/25/03	\$149,950	920	0	6	1962	3	8760	N	N	2308 SW 328TH ST
017	894510	0400	12/4/03	\$146,200	920	0	6	1962	3	8563	N	N	2311 SW 328TH ST
017	894510	0120	9/2/03	\$137,000	920	0	6	1962	4	8760	N	N	2218 SW 328TH ST
017	536020	0006	3/17/04	\$207,500	930	0	6	1921	4	40020	N	N	3400 SW 344TH ST
017	932090	0880	7/18/03	\$140,000	950	0	6	1978	4	3230	N	N	2511 SW 333RD ST
017	932090	0760	8/30/04	\$127,000	950	0	6	1978	3	3400	N	N	2316 SW 333RD ST
017	932090	0800	10/15/04	\$109,000	950	0	6	1978	2	3400	N	N	2402 SW 333RD ST
017	932090	0870	6/1/04	\$122,500	950	0	6	1978	4	4140	N	N	2515 SW 333RD ST
017	932090	0720	3/28/03	\$110,000	950	0	6	1978	3	3400	N	N	2300 SW 333RD ST
017	932090	0790	5/3/04	\$97,500	950	0	6	1978	2	3400	N	N	2328 SW 333RD ST
017	932090	0080	12/28/04	\$165,950	980	0	6	1977	3	3400	N	N	33403 26TH AV SW
017	932090	0850	10/25/04	\$145,000	980	0	6	1976	3	3400	N	N	2512 SW 333RD ST
017	932090	0060	11/8/04	\$145,000	980	0	6	1976	4	3315	N	N	33311 26TH AV SW
017	932090	0020	3/31/04	\$138,000	980	0	6	1977	3	3145	N	N	33241 26TH AV SW

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	932090	0070	8/27/04	\$143,000	980	0	6	1976	4	3915	N	N	33313 26TH AV SW
017	894500	0750	5/23/03	\$157,500	1020	0	6	1962	5	8500	N	N	2206 SW 329TH PL
017	894500	0100	5/25/04	\$170,000	1050	0	6	1962	3	8400	N	N	2221 SW 332ND ST
017	894520	0020	10/8/03	\$155,000	1080	0	6	1964	3	8400	N	N	2737 SW 327TH ST
017	894500	0590	4/16/03	\$163,500	1120	0	6	1962	4	10486	N	N	33018 26TH AV SW
017	894520	0280	7/21/04	\$190,000	1180	0	6	1962	4	12000	N	N	32805 26TH PL SW
017	894520	0280	2/25/03	\$170,000	1180	0	6	1962	4	12000	N	N	32805 26TH PL SW
017	894500	0730	3/16/04	\$179,950	1200	0	6	1962	4	9450	N	N	32842 22ND AV SW
017	242103	9078	12/21/04	\$200,000	1250	0	6	1947	3	16117	N	N	34725 21ST AV SW
017	894500	0550	1/7/04	\$177,990	1330	0	6	1962	4	8625	N	N	2406 SW 331ST ST
017	894500	0520	6/14/04	\$181,500	1340	0	6	1962	4	8460	N	N	2238 SW 331ST ST
017	932090	0100	8/12/04	\$161,900	1350	0	6	1970	4	3345	N	N	33411 26TH AV SW
017	109960	0350	3/2/04	\$260,000	2550	0	6	1969	4	6500	N	N	33429 35TH AV SW
017	502945	1230	6/4/03	\$168,000	820	610	7	1980	3	8036	N	N	2707 SW 344TH PL
017	502945	0030	2/23/04	\$218,250	850	640	7	1980	4	7400	N	N	34416 27TH AV SW
017	502945	0610	3/31/04	\$189,950	850	630	7	1980	3	7448	N	N	34924 26TH CT SW
017	010060	0150	5/27/04	\$195,000	900	460	7	1975	3	8400	N	N	2618 SW 334TH PL
017	010060	0630	4/3/03	\$178,200	900	400	7	1976	3	7878	N	N	2653 SW 333RD PL
017	109960	0260	2/27/03	\$145,950	900	0	7	1970	3	6400	N	N	33217 35TH AV SW
017	327900	0300	7/24/03	\$172,500	910	500	7	1979	3	10486	N	N	33434 40TH AV SW
017	502945	0630	8/6/03	\$192,500	920	900	7	1983	3	7600	N	N	34919 26TH CT SW
017	109961	1350	4/22/04	\$179,000	940	0	7	1976	3	6400	N	N	33220 36TH AV SW
017	109961	1020	12/28/04	\$156,800	940	0	7	1976	3	6400	N	N	33216 37TH PL S
017	873204	0260	12/17/03	\$204,000	950	870	7	1981	3	7478	N	N	4232 SW 328TH CT
017	858120	0370	6/5/03	\$159,990	950	0	7	1971	3	7772	N	N	3204 SW 341ST ST
017	896590	0030	11/14/03	\$176,000	960	0	7	1968	4	9808	N	N	2420 SW 326TH ST
017	894530	0240	2/26/03	\$164,900	960	0	7	1963	4	8346	N	N	2737 SW 331ST ST
017	109960	0480	12/4/03	\$144,000	960	0	7	1969	3	8858	N	N	33550 36TH AV SW
017	894430	0320	1/26/04	\$175,000	970	0	7	1967	2	6600	N	N	2745 SW 332ND CT
017	894430	0540	9/3/04	\$181,000	970	0	7	1968	3	7700	N	N	33275 26TH PL SW
017	894530	0480	4/21/04	\$176,500	970	0	7	1967	3	7875	N	N	33211 26TH AV SW

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	502945	1150	11/19/04	\$221,000	970	470	7	1981	4	7700	N	N	34517 27TH AV SW
017	894430	0220	11/11/03	\$175,000	970	0	7	1967	3	7820	N	N	33251 27TH AV SW
017	502945	0160	6/24/04	\$204,000	970	470	7	1981	3	7200	N	N	2632 SW 347TH ST
017	894430	0750	10/15/03	\$171,795	970	0	7	1967	3	7000	N	N	2661 SW 332ND ST
017	894430	0370	4/23/04	\$171,400	970	0	7	1967	3	8190	N	N	2705 SW 332ND CT
017	010060	0260	8/19/04	\$171,950	970	0	7	1969	3	7500	N	N	2662 SW 334TH PL
017	894530	0040	3/16/04	\$192,450	970	320	7	1966	3	8470	N	N	33037 29TH AV SW
017	894530	0430	3/18/04	\$189,999	970	400	7	1967	3	9200	N	N	2612 SW 332ND ST
017	894430	0040	10/8/03	\$165,900	970	0	7	1967	3	6650	N	N	2710 SW 332ND PL
017	894430	0500	10/1/04	\$166,950	970	0	7	1967	3	7475	N	N	2603 SW 332ND PL
017	894430	0740	10/7/04	\$167,000	970	0	7	1967	3	8000	N	N	2667 SW 332ND ST
017	894430	0520	5/12/04	\$170,000	970	0	7	1968	3	7150	N	N	33255 26TH PL SW
017	894430	0510	12/26/03	\$163,500	970	0	7	1968	3	7475	N	N	33251 26TH PL SW
017	010060	0580	9/17/03	\$165,000	970	0	7	1970	3	7370	N	N	2675 SW 333RD PL
017	894430	0470	9/14/04	\$165,000	970	0	7	1967	3	9350	N	N	2625 SW 332ND PL
017	894430	0060	10/23/03	\$164,950	970	0	7	1967	3	8030	N	N	33119 28TH AV SW
017	894430	0670	5/29/03	\$164,000	970	0	7	1968	3	8000	N	N	33205 26TH PL SW
017	894520	0790	3/8/04	\$168,000	970	0	7	1963	4	9520	N	N	32905 28TH AV SW
017	894530	0050	10/10/03	\$160,000	970	0	7	1966	3	8470	N	N	33036 29TH AV SW
017	502945	1270	9/10/04	\$194,950	970	470	7	1980	4	8176	N	N	2702 SW 344TH PL
017	894430	0150	7/3/03	\$157,000	970	0	7	1967	3	7128	N	N	2909 SW 332ND PL
017	894530	0480	7/29/03	\$154,950	970	0	7	1967	3	7875	N	N	33211 26TH AV SW
017	502945	0470	10/23/03	\$184,000	970	470	7	1980	3	7210	N	N	2627 SW 348TH PL
017	502945	0230	3/26/03	\$180,000	970	470	7	1981	3	7000	N	N	2601 SW 347TH ST
017	894520	0670	10/28/03	\$153,000	970	0	7	1966	3	7840	N	N	32808 29TH AV SW
017	894520	0450	5/6/03	\$160,000	970	0	7	1966	4	8470	N	N	32814 28TH AV SW
017	894520	0610	7/21/03	\$179,000	970	500	7	1966	4	8395	N	N	32711 28TH AV SW
017	894430	0500	10/1/04	\$149,000	970	0	7	1967	3	7475	N	N	2603 SW 332ND PL
017	502945	0750	7/7/03	\$175,000	970	470	7	1980	3	7392	N	N	2651 SW 350TH ST
017	894510	0140	2/21/03	\$157,950	990	0	7	1962	3	8760	N	N	2202 SW 328TH ST
017	894510	0280	6/12/03	\$144,950	990	0	7	1962	3	8826	N	N	2207 SW 328TH ST

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	211551	0010	8/5/03	\$223,750	1000	700	7	1983	3	8549	N	N	4621 SW 317TH PL
017	502945	0950	12/17/04	\$214,000	1000	480	7	1980	3	8400	N	N	2628 SW 351ST PL
017	109960	0110	8/5/04	\$194,000	1000	240	7	1976	3	6500	N	N	33602 35TH AV SW
017	502945	1010	8/20/04	\$193,500	1000	480	7	1980	3	7000	N	N	2643 SW 351ST PL
017	502945	0940	12/10/03	\$202,000	1000	480	7	1980	4	7070	N	N	2632 SW 351ST PL
017	502945	0790	1/17/03	\$175,000	1000	100	7	1980	3	8800	N	N	2634 SW 351ST ST
017	109975	0410	3/12/04	\$194,950	1030	370	7	1974	3	7980	N	N	3308 SW 329TH CT
017	010060	0770	9/24/04	\$240,000	1040	520	7	1975	3	7490	N	N	33401 28TH PL SW
017	502945	0130	5/5/04	\$215,000	1040	480	7	1982	3	6868	N	N	34610 27TH AV SW
017	502945	0540	4/20/04	\$208,000	1040	480	7	1980	3	7000	N	N	2624 SW 349TH PL
017	502945	0070	6/3/04	\$207,300	1040	400	7	1981	3	8520	N	N	34502 27TH AV SW
017	010060	1170	6/18/03	\$200,000	1040	520	7	1975	3	7800	N	N	33504 28TH AV SW
017	327900	0650	5/5/04	\$202,000	1040	480	7	1979	3	8280	N	N	33435 40TH AV SW
017	502945	0410	11/13/03	\$190,750	1040	480	7	1980	3	6760	N	N	34734 26TH PL SW
017	502945	0560	9/9/03	\$190,600	1040	400	7	1980	3	7280	N	N	2608 SW 349TH PL
017	894520	0160	9/9/04	\$149,525	1040	0	7	1962	3	8400	N	N	32817 26TH AV SW
017	502945	0350	9/27/04	\$190,000	1040	480	7	1980	3	7500	N	N	34737 26TH PL SW
017	502945	1070	4/2/03	\$186,000	1040	480	7	1980	3	6650	N	N	34803 27TH AV SW
017	502945	0220	6/2/03	\$180,000	1040	480	7	1981	3	6900	N	N	2609 SW 347TH ST
017	502945	0540	3/8/04	\$170,000	1040	480	7	1980	3	7000	N	N	2624 SW 349TH PL
017	438800	0120	2/5/03	\$160,000	1040	1150	7	1977	3	6906	N	N	31435 32ND AV SW
017	109976	0010	5/13/03	\$199,950	1050	450	7	1975	3	9700	N	N	32945 33RD AV SW
017	010060	0190	4/9/03	\$166,000	1050	0	7	1969	3	10561	N	N	2611 SW 333RD PL
017	109961	0810	1/31/03	\$175,500	1050	750	7	1976	3	7000	N	N	33232 39TH AV SW
017	327900	0270	5/27/04	\$195,000	1060	440	7	1980	3	7560	N	N	4001 SW 335TH PL
017	330620	0155	3/9/04	\$172,000	1060	570	7	1963	3	9619	N	N	2153 SW 338TH ST
017	797200	0050	7/28/03	\$195,000	1060	450	7	1976	4	9600	N	N	34419 30TH AV SW
017	438800	0320	9/20/04	\$184,000	1070	0	7	1971	3	6440	N	N	3019 SW 317TH ST
017	438800	0460	5/3/04	\$155,000	1070	0	7	1969	3	7615	N	N	3028 SW 316TH ST
017	873213	0190	4/2/04	\$220,500	1080	480	7	1978	3	7575	N	N	33118 36TH AV SW
017	638515	0120	6/20/03	\$199,500	1080	400	7	1979	3	7000	N	N	34255 36TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873204	0360	10/21/03	\$199,950	1080	440	7	1981	3	8366	N	N	4212 SW 329TH PL
017	873213	0440	8/14/03	\$195,000	1080	470	7	1978	3	8625	N	N	3607 SW 331ST ST
017	502945	0120	5/2/03	\$188,500	1080	450	7	1982	3	7500	N	N	34524 27TH AV SW
017	211551	0440	2/19/03	\$184,000	1080	720	7	1985	3	8660	N	N	31520 47TH AV SW
017	109961	0430	10/5/04	\$252,000	1090	800	7	1976	3	6400	N	N	3715 SW 335TH CT
017	109961	0270	12/21/04	\$235,000	1090	240	7	1976	3	8550	N	N	33510 39TH AV SW
017	858120	0190	12/6/04	\$235,000	1090	600	7	1977	3	7140	N	N	3009 SW 341ST ST
017	858120	0280	12/23/04	\$235,000	1090	500	7	1977	4	7725	N	N	3104 SW 341ST ST
017	921150	0650	9/4/03	\$200,000	1090	400	7	1978	3	6780	N	N	3621 SW 339TH PL
017	873204	0440	8/23/04	\$203,000	1090	220	7	1981	3	16647	N	N	4219 SW 329TH PL
017	858120	0270	9/25/03	\$194,500	1090	600	7	1977	3	7210	N	N	34017 31ST AV SW
017	242103	9090	11/18/03	\$180,000	1090	0	7	1980	3	30927	N	N	34733 21ST AV SW
017	894530	0420	5/25/04	\$200,500	1100	0	7	1967	3	8625	N	N	33032 26TH PL SW
017	330620	0230	7/19/04	\$205,000	1100	380	7	1964	4	9606	N	N	2158 SW 339TH ST
017	873195	0970	10/29/03	\$198,000	1100	500	7	1975	3	7857	N	N	32541 36TH AV SW
017	010920	0300	9/2/04	\$230,000	1110	340	7	1984	3	7344	N	N	2619 SW 340TH PL
017	011470	0320	4/27/04	\$229,950	1110	620	7	1976	3	10350	N	N	2426 SW 346TH ST
017	327900	0610	9/9/03	\$190,500	1110	260	7	1979	3	9922	N	N	4031 SW 334TH PL
017	638670	0360	10/26/04	\$240,800	1120	810	7	1975	3	7644	N	N	32529 24TH AV SW
017	894520	0740	8/30/04	\$170,000	1120	0	7	1963	3	8320	N	N	32815 29TH AV SW
017	894720	0090	5/4/04	\$190,000	1120	0	7	1978	4	12150	N	N	2303 SW 344TH ST
017	109961	0370	2/13/04	\$159,950	1120	0	7	1970	3	10580	N	N	3740 SW 335TH CT
017	615100	0010	9/12/03	\$166,000	1120	0	7	1990	3	7458	N	N	34207 38TH PL SW
017	797200	0200	5/5/03	\$189,000	1120	600	7	1978	3	7208	N	N	34434 30TH AV SW
017	921150	0600	8/15/03	\$189,950	1120	750	7	1978	3	6860	N	N	33819 36TH AV SW
017	109960	0010	11/17/04	\$208,500	1130	0	7	1970	3	7840	N	N	33818 35TH AV SW
017	010920	0410	7/23/04	\$230,000	1130	360	7	1987	3	6800	N	N	2611 SW 339TH ST
017	109961	0350	8/2/03	\$179,000	1130	0	7	1970	3	7194	N	N	3730 SW 335TH CT
017	109960	0030	4/10/03	\$172,950	1130	0	7	1970	3	7840	N	N	33802 35TH AV SW
017	109960	0530	12/2/03	\$181,350	1130	0	7	1970	4	6400	N	N	33575 36TH AV SW
017	211551	0020	6/2/04	\$199,950	1130	330	7	1981	4	7210	N	N	4615 SW 317TH PL

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	010920	0170	5/6/04	\$243,000	1140	600	7	1987	3	8700	N	N	2861 SW 340TH PL
017	797200	0010	11/12/04	\$202,300	1140	0	7	1969	4	9657	N	N	34403 30TH AV SW
017	438800	0410	10/21/04	\$189,000	1140	0	7	1969	3	8801	N	N	3013 SW 316TH ST
017	638670	0340	4/1/04	\$220,000	1140	570	7	1973	3	10350	N	N	32515 24TH AV SW
017	438801	0430	9/28/04	\$194,000	1140	0	7	1975	4	6325	N	N	31427 31ST AV SW
017	176110	0500	1/27/04	\$214,500	1140	340	7	1986	3	6510	N	N	34910 23RD AV SW
017	176110	0110	8/31/04	\$205,000	1140	160	7	1983	3	7210	N	N	2404 SW 349TH PL
017	327900	0590	10/13/03	\$203,300	1140	440	7	1980	3	7134	N	N	4023 SW 334TH PL
017	010921	0030	7/25/03	\$197,000	1140	280	7	1985	3	7210	N	N	34114 30TH AV SW
017	638670	0050	1/29/04	\$185,000	1140	570	7	1971	3	8025	N	N	32460 22ND AV SW
017	921150	0260	4/7/04	\$193,950	1150	350	7	1978	3	7000	N	N	33801 38TH PL SW
017	954280	0620	10/6/03	\$195,597	1150	500	7	1977	3	7700	N	N	33512 33RD PL SW
017	176110	0260	10/25/04	\$228,000	1160	310	7	1985	3	7635	N	N	34912 24TH CT SW
017	010060	0540	8/15/03	\$226,497	1160	1110	7	1976	3	7370	N	N	33400 28TH PL SW
017	109976	0310	2/20/03	\$214,300	1160	700	7	1976	3	6000	N	N	33214 35TH AV SW
017	109961	1360	4/1/03	\$173,000	1160	0	7	1976	3	6400	N	N	33214 36TH AV SW
017	010060	1010	4/15/03	\$205,000	1160	1140	7	1976	3	7410	N	N	33324 29TH PL SW
017	109961	1010	8/25/03	\$154,478	1160	0	7	1975	3	6400	N	N	33222 37TH PL SW
017	502945	1000	10/15/04	\$214,050	1170	0	7	1980	3	7000	N	N	2637 SW 351ST PL
017	921152	0300	8/25/04	\$240,150	1170	360	7	1989	3	9508	N	N	4236 SW 338TH ST
017	921150	0540	3/19/04	\$203,950	1170	0	7	1978	3	7500	N	N	33828 37TH AV SW
017	109975	0430	6/30/03	\$208,000	1170	530	7	1974	3	7700	N	N	3316 SW 329TH CT
017	894520	0580	4/22/04	\$185,000	1170	0	7	1966	4	8400	N	N	2728 SW 328TH ST
017	176110	0010	1/14/03	\$189,900	1170	360	7	1984	3	8912	N	N	2104 SW 349TH PL
017	010921	0590	7/22/04	\$219,950	1180	340	7	1986	3	7280	N	N	2708 SW 341ST ST
017	954280	1990	10/25/04	\$218,000	1180	700	7	1978	3	7632	N	N	32916 30TH AV SW
017	954280	1920	7/23/04	\$214,900	1180	400	7	1978	3	8080	N	N	33110 30TH AV SW
017	438800	0210	1/12/04	\$185,500	1180	0	7	1977	3	9527	N	N	31723 32ND AV SW
017	921151	0500	8/6/03	\$207,500	1180	800	7	1978	3	7140	N	N	3935 SW 336TH PL
017	921151	0610	6/8/04	\$205,000	1180	850	7	1979	3	6375	N	N	4012 SW 337TH ST
017	954280	1780	11/22/04	\$200,000	1180	400	7	1977	3	8510	N	N	33416 30TH AV SW

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	858120	0160	9/10/03	\$179,950	1180	0	7	1977	4	7000	N	N	3113 SW 341ST ST
017	894510	0540	2/28/03	\$145,000	1180	0	7	1962	3	10266	N	N	2418 SW 329TH ST
017	109961	1070	6/23/03	\$227,200	1190	500	7	1977	3	6400	N	N	33215 37TH AV SW
017	894520	0550	4/7/04	\$203,000	1190	970	7	1966	3	8250	N	N	2710 SW 328TH ST
017	921152	0100	5/12/03	\$228,000	1190	590	7	1989	3	9786	N	N	4272 SW 337TH PL
017	921152	0240	6/18/04	\$216,500	1190	320	7	1989	3	8776	N	N	4210 SW 338TH ST
017	109976	0210	2/9/03	\$198,400	1190	220	7	1975	3	6720	N	N	33217 33RD AV SW
017	873190	2390	2/27/03	\$160,000	1190	0	7	1968	2	6642	N	N	32104 40TH AV SW
017	951090	0390	9/9/04	\$212,230	1200	0	7	1968	3	7700	N	N	32719 32ND AV SW
017	894530	0140	10/27/04	\$205,000	1200	0	7	1963	3	8250	N	N	2730 SW 331ST ST
017	921150	0720	5/19/04	\$235,000	1200	400	7	1978	3	7875	N	N	3507 SW 339TH PL
017	330620	0060	9/9/03	\$231,950	1200	1000	7	1968	3	9908	N	N	2120 SW 338TH ST
017	921151	0810	8/27/04	\$223,535	1200	550	7	1979	3	5984	N	N	3856 SW 339TH ST
017	011460	0090	5/20/04	\$191,950	1200	500	7	1969	3	7900	N	N	34601 28TH PL SW
017	951090	0220	11/13/03	\$186,100	1200	0	7	1968	3	7275	N	N	3330 SW 327TH PL
017	932430	0030	4/13/04	\$211,000	1200	860	7	1962	3	11385	N	N	2142 SW 322ND ST
017	954280	0580	8/27/03	\$209,500	1200	500	7	1977	3	8250	N	N	33612 33RD PL SW
017	011470	0290	7/15/04	\$188,200	1200	0	7	1969	4	9450	N	N	2117 SW 346TH ST
017	873213	1330	6/24/03	\$217,000	1200	500	7	1978	4	7840	N	N	3803 SW 330TH PL
017	921152	0150	9/19/03	\$214,500	1200	630	7	1989	3	9485	N	N	4235 SW 337TH PL
017	010921	0120	1/8/03	\$174,950	1200	0	7	1986	3	7200	N	N	2810 SW 341ST CT
017	502946	0530	3/26/04	\$170,000	1200	0	7	1983	3	6733	N	N	34908 30TH AV SW
017	502946	0440	12/16/04	\$240,000	1210	520	7	1983	3	7149	N	N	2711 SW 349TH PL
017	954280	0290	5/25/04	\$228,000	1210	480	7	1977	3	6750	N	N	33425 33RD PL SW
017	921151	0540	10/11/04	\$209,000	1210	500	7	1978	3	6640	N	N	3903 SW 336TH PL
017	873204	0350	5/13/03	\$210,000	1210	520	7	1981	3	7300	N	N	32867 42ND PL SW
017	109961	0170	7/14/03	\$177,500	1210	0	7	1976	3	8000	N	N	33203 39TH AV SW
017	954280	0360	7/22/03	\$201,000	1210	500	7	1978	3	7500	N	N	3305 SW 335TH ST
017	873204	0320	9/22/04	\$239,950	1220	500	7	1981	3	7315	N	N	4201 SW 328TH CT
017	638670	0180	9/9/04	\$236,250	1220	570	7	1973	4	8174	N	N	32510 23RD AV SW
017	211551	0170	9/19/03	\$217,000	1220	630	7	1985	3	9555	N	N	31602 45TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	330630	0310	9/1/04	\$185,950	1230	0	7	1968	3	9750	N	N	2375 SW 341ST PL
017	330630	0410	12/24/03	\$185,000	1230	0	7	1968	3	11224	N	N	2320 SW 342ND ST
017	109975	0390	5/12/03	\$190,000	1230	490	7	1970	3	7854	N	N	32911 33RD AV SW
017	921151	0570	6/22/04	\$248,000	1240	550	7	1979	3	8056	N	N	3922 SW 337TH ST
017	502945	0400	7/19/04	\$222,500	1240	650	7	1980	3	8080	N	N	34728 26TH PL SW
017	873213	0580	12/18/03	\$211,500	1240	500	7	1978	3	8625	N	N	33046 38TH AV SW
017	109961	0470	7/10/03	\$193,000	1240	0	7	1976	3	7000	N	N	3710 SW 336TH ST
017	109961	0490	1/30/03	\$203,900	1240	430	7	1976	3	6400	N	N	3722 SW 336TH ST
017	109960	0250	4/18/03	\$185,000	1240	470	7	1976	3	6400	N	N	33211 35TH AV SW
017	921150	0290	4/15/04	\$192,000	1250	0	7	1978	3	7050	N	N	3808 SW 339TH ST
017	894530	0360	11/24/04	\$171,000	1250	0	7	1963	3	8964	N	N	33003 26TH PL SW
017	951090	0590	12/9/04	\$269,950	1260	340	7	1969	4	12000	N	N	32721 30TH AV SW
017	010921	0440	9/15/03	\$208,950	1260	340	7	1986	3	7200	N	N	2732 SW 342ND ST
017	951090	0090	10/8/03	\$194,000	1260	270	7	1969	3	7600	N	N	32736 35TH AV SW
017	954280	1730	12/27/04	\$275,000	1270	800	7	1978	3	9200	N	N	2932 SW 337TH ST
017	873204	0540	8/27/03	\$234,000	1280	600	7	1979	3	7200	N	N	4009 SW 329TH PL
017	873213	1420	6/14/04	\$234,000	1280	700	7	1978	3	8075	N	N	3805 SW 331ST ST
017	921150	0640	10/26/04	\$219,000	1280	400	7	1978	3	6650	N	N	3625 SW 339TH PL
017	921151	0870	2/25/04	\$213,946	1280	600	7	1979	3	6466	N	N	3833 SW 339TH ST
017	921151	0560	6/29/04	\$216,000	1280	580	7	1979	3	7650	N	N	3912 SW 337TH ST
017	330620	0175	4/28/03	\$160,000	1280	0	7	1967	3	9619	N	N	2125 SW 338TH ST
017	438801	0070	4/24/03	\$202,000	1280	670	7	1974	4	7719	N	N	31304 31ST AV SW
017	109975	0270	6/29/04	\$203,950	1290	370	7	1975	3	7400	N	N	33056 35TH AV SW
017	438800	0290	4/21/04	\$177,325	1290	0	7	1970	3	7400	N	N	3018 SW 317TH PL
017	438800	0060	9/20/03	\$207,000	1290	600	7	1977	3	7752	N	N	3209 SW 314TH ST
017	109961	0620	11/22/03	\$175,500	1290	0	7	1976	3	6930	N	N	33461 37TH PL SW
017	638670	0350	10/17/03	\$199,000	1290	500	7	1978	3	7790	N	N	32521 24TH AV SW
017	921152	0340	8/18/03	\$210,000	1290	350	7	1989	3	11796	N	N	4262 SW 338TH ST
017	638670	0320	7/9/03	\$199,500	1290	650	7	1977	3	8000	N	N	2111 SW 325TH PL
017	109961	0240	1/16/03	\$165,000	1290	0	7	1976	3	8100	N	N	33243 39TH AV SW
017	010921	0160	8/18/04	\$205,000	1290	1070	7	1987	3	7650	N	N	2840 SW 341ST CT

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	109960	0430	4/9/03	\$150,000	1290	0	7	1976	3	7236	N	N	33578 36TH AV SW
017	638660	0080	7/21/04	\$215,000	1300	0	7	1968	3	13000	N	N	2500 SW 325TH PL
017	894530	0300	11/30/04	\$185,400	1300	0	7	1963	4	9108	N	N	2638 SW 332ND ST
017	894520	0440	4/7/04	\$174,000	1300	0	7	1966	3	8800	N	N	32818 28TH AV SW
017	638660	0190	8/26/03	\$179,000	1300	0	7	1969	3	7452	N	N	2415 SW 325TH ST
017	438801	0290	11/17/03	\$219,000	1300	600	7	1976	4	8250	N	N	3108 SW 313TH PL
017	502945	0180	4/9/04	\$189,000	1300	0	7	1981	3	6930	N	N	2641 SW 347TH ST
017	502945	1120	10/16/03	\$185,000	1300	0	7	1981	3	6900	N	N	34611 27TH AV SW
017	921150	0410	8/15/03	\$171,150	1300	400	7	1979	3	8346	N	N	33810 38TH PL SW
017	873204	0330	6/25/04	\$254,900	1310	780	7	1981	3	7416	N	N	32853 42ND PL SW
017	109960	0360	9/23/04	\$193,500	1310	0	7	1969	3	6200	N	N	33507 35TH AV SW
017	011470	0280	8/9/04	\$206,000	1310	0	7	1969	3	9450	N	N	2123 SW 346TH ST
017	932430	0130	6/21/04	\$249,950	1310	1310	7	1965	4	11418	N	N	2155 SW 322ND ST
017	327900	0460	7/21/03	\$184,950	1310	0	7	1979	3	7000	N	N	4013 SW 333RD ST
017	109961	0410	3/11/03	\$165,500	1310	0	7	1974	3	6400	N	N	3727 SW 335TH CT
017	327900	0470	2/10/04	\$174,300	1310	0	7	1979	3	7000	N	N	4019 SW 333RD ST
017	954280	0250	7/14/04	\$236,300	1320	470	7	1978	3	7440	N	N	3321 SW 334TH ST
017	954280	0530	11/15/04	\$226,250	1330	330	7	1978	3	8000	N	N	3219 SW 338TH ST
017	638660	0130	1/14/03	\$186,000	1330	0	7	1968	4	7600	N	N	2530 SW 325TH PL
017	894530	0250	3/17/04	\$175,000	1330	0	7	1963	3	8200	N	N	2747 SW 331ST ST
017	502945	0300	7/21/03	\$183,500	1330	0	7	1980	3	7575	N	N	2645 SW 347TH PL
017	921150	0110	1/27/03	\$165,000	1330	0	7	1978	3	6300	N	N	33829 35TH PL SW
017	921151	0340	8/12/04	\$160,000	1330	0	7	1979	3	7210	N	N	3727 SW 336TH ST
017	873195	1170	11/17/04	\$233,000	1340	0	7	1968	3	7790	N	N	32722 39TH AV SW
017	954280	0780	11/10/04	\$249,599	1340	560	7	1978	3	7200	N	N	33232 32ND PL SW
017	176110	0420	1/15/04	\$237,500	1340	450	7	1984	3	7350	N	N	2315 SW 350TH PL
017	176110	0020	6/24/04	\$209,000	1340	0	7	1985	3	7207	N	N	2110 SW 349TH PL
017	176110	0070	8/17/04	\$232,500	1340	450	7	1985	3	7362	N	N	2300 SW 349TH PL
017	109960	0230	5/26/04	\$193,950	1340	0	7	1969	3	6400	N	N	33310 35TH AV SW
017	438800	0190	2/19/04	\$182,000	1340	0	7	1973	3	6440	N	N	31711 32ND AV SW
017	502946	0190	5/27/03	\$184,000	1340	0	7	1986	3	7582	N	N	34819 28TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	954280	0740	6/19/03	\$206,000	1340	800	7	1978	3	7700	N	N	33312 33RD PL SW
017	011460	0190	6/19/03	\$170,000	1340	0	7	1969	3	10010	N	N	2716 SW 346TH ST
017	638670	0380	11/21/03	\$174,000	1340	0	7	1973	4	7663	N	N	32543 24TH AV SW
017	176110	0100	2/12/04	\$204,000	1350	0	7	1983	3	7210	N	N	2318 SW 349TH PL
017	873216	0070	10/29/03	\$196,900	1350	0	7	1984	3	8038	N	N	33902 31ST AV SW
017	109961	0880	5/7/04	\$189,000	1350	0	7	1976	3	6660	N	N	3741 SW 332ND PL
017	211551	0490	6/8/04	\$245,000	1360	670	7	1985	3	12800	N	N	31435 46TH PL SW
017	873216	0120	10/14/04	\$217,140	1360	0	7	1983	3	10798	N	N	3019 SW 339TH ST
017	873216	0060	2/13/03	\$194,500	1360	0	7	1984	3	8279	N	N	3103 SW 339TH ST
017	873213	0780	10/24/03	\$214,000	1360	940	7	1978	3	8250	N	N	3702 SW 330TH ST
017	954280	0240	4/26/04	\$249,500	1370	670	7	1978	3	7000	N	N	3327 SW 334TH ST
017	932432	0040	5/28/03	\$245,000	1370	870	7	1988	3	9826	N	N	2418 SW 322ND ST
017	873213	0710	9/2/04	\$225,000	1370	510	7	1978	3	8000	N	N	33016 37TH CT SW
017	010921	0150	11/7/03	\$221,000	1370	410	7	1986	3	7371	N	N	2834 SW 341ST CT
017	638515	0150	9/15/03	\$185,350	1380	0	7	1985	3	7000	N	N	34243 36TH PL SW
017	109975	0060	7/22/03	\$204,950	1380	400	7	1975	3	7154	N	N	33025 35TH AV SW
017	954280	0720	12/22/03	\$235,000	1390	0	7	1978	3	8250	N	N	33328 33RD PL SW
017	438801	0380	7/9/04	\$250,500	1390	620	7	1975	4	6790	N	N	3118 SW 314TH ST
017	438801	0350	7/27/04	\$205,000	1390	0	7	1974	3	6766	N	N	3103 SW 313TH PL
017	351800	0060	10/15/04	\$215,360	1390	0	7	1986	3	7210	N	N	35014 28TH AV SW
017	011460	0240	3/26/04	\$195,000	1390	0	7	1968	3	12412	N	N	2710 SW 345TH PL
017	438801	0120	3/10/04	\$219,000	1390	870	7	1975	3	6824	N	N	3204 SW 313TH ST
017	954280	0850	8/21/03	\$220,000	1390	600	7	1978	3	11200	N	N	33204 32ND PL SW
017	438801	0260	11/6/03	\$204,000	1390	720	7	1974	3	6598	N	N	3105 SW 313TH ST
017	327900	0570	10/30/03	\$193,500	1390	0	7	1980	3	7700	N	N	4016 SW 334TH PL
017	954280	0650	3/25/03	\$178,500	1390	0	7	1978	3	7700	N	N	33434 33RD PL SW
017	873213	0840	8/27/03	\$195,000	1390	510	7	1978	3	6489	N	N	33017 38TH AV SW
017	327900	0360	10/27/03	\$181,350	1390	0	7	1980	3	7420	N	N	33338 40TH AV SW
017	438801	0120	7/28/03	\$165,000	1390	870	7	1975	3	6824	N	N	3204 SW 313TH ST
017	502946	0210	10/11/04	\$286,000	1410	990	7	1984	3	7522	N	N	34812 28TH PL SW
017	858120	0360	6/16/04	\$189,950	1410	0	7	1977	3	7370	N	N	34019 32ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	954280	1770	9/15/03	\$185,000	1410	0	7	1978	3	10140	N	N	33422 30TH AV SW
017	109960	0560	11/3/03	\$185,000	1410	0	7	1969	3	8614	N	N	33591 36TH AV SW
017	954280	1750	8/25/03	\$180,000	1410	0	7	1978	3	8000	N	N	2944 SW 337TH ST
017	109976	0280	7/28/03	\$204,500	1410	700	7	1976	3	6380	N	N	33261 34TH AV SW
017	176110	0430	12/15/04	\$239,000	1420	360	7	1985	3	7350	N	N	2309 SW 350TH PL
017	255700	0300	9/17/03	\$244,500	1430	500	7	1984	3	8125	N	N	33709 29TH CT SW
017	502946	0380	9/24/03	\$202,950	1430	470	7	1984	3	6510	N	N	2734 SW 347TH PL
017	010060	0320	4/18/03	\$145,000	1430	0	7	1968	2	7000	N	N	2686 SW 334TH PL
017	351800	0110	5/1/03	\$188,000	1430	0	7	1986	3	7255	N	N	2812 SW 350TH PL
017	176110	0400	6/25/04	\$241,500	1440	410	7	1984	3	7350	N	N	2327 SW 350TH PL
017	351800	0040	8/27/04	\$202,000	1440	0	7	1985	3	7207	N	N	2702 SW 351ST ST
017	873213	0220	12/22/03	\$206,000	1440	480	7	1978	3	7575	N	N	33032 36TH AV SW
017	638670	0220	6/24/03	\$237,500	1450	1020	7	1979	4	7777	N	N	2308 SW 325TH ST
017	351800	0230	6/18/03	\$196,000	1450	0	7	1985	4	9175	N	N	35121 27TH AV SW
017	951090	0200	11/5/03	\$200,000	1460	0	7	1968	4	11528	N	N	3318 SW 327TH PL
017	873213	0970	8/6/03	\$215,000	1460	400	7	1978	3	10500	N	N	32840 38TH CT SW
017	176110	0450	7/29/03	\$219,750	1470	600	7	1984	3	7150	N	N	2231 SW 350TH PL
017	954280	0710	10/24/03	\$184,000	1470	0	7	1978	3	7140	N	N	33402 33RD PL SW
017	279150	0010	3/4/04	\$191,900	1470	0	7	1988	3	7225	N	N	3018 SW 346TH PL
017	873213	1030	11/24/04	\$297,000	1480	500	7	1978	3	9680	N	N	3603 SW 328TH PL
017	873180	1260	11/8/04	\$215,000	1480	0	7	1968	3	8475	N	N	32212 22ND AV SW
017	873213	1240	6/22/04	\$228,650	1480	550	7	1978	3	8960	N	N	32833 39TH AV SW
017	954280	1080	4/8/03	\$192,500	1480	0	7	1977	3	8520	N	N	33319 30TH AV SW
017	211551	0600	9/16/04	\$253,000	1490	460	7	1985	3	9373	N	N	4636 SW 314TH PL
017	894530	0090	8/12/04	\$194,500	1490	0	7	1963	3	8239	N	N	33011 28TH AV SW
017	873213	0360	7/23/03	\$254,000	1490	1110	7	1978	3	8625	N	N	3626 SW 331ST ST
017	873213	0390	8/23/04	\$240,000	1490	670	7	1978	3	11050	N	N	3637 SW 331ST ST
017	211551	0220	4/10/03	\$248,950	1490	920	7	1986	4	10115	N	N	4520 SW 316TH PL
017	211551	0520	1/17/04	\$223,000	1490	510	7	1985	3	8500	N	N	31430 46TH PL SW
017	327900	0150	4/26/04	\$280,000	1500	930	7	1979	3	8424	N	N	33319 41ST AV SW
017	951090	0490	1/27/04	\$249,000	1500	730	7	1968	4	13120	N	N	32716 32ND AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	442410	0050	3/22/04	\$206,400	1500	0	7	1977	3	12285	N	N	3521 SW 343RD ST
017	873204	0060	10/27/04	\$225,000	1500	350	7	1979	3	7344	N	N	32846 39TH PL SW
017	951090	0480	11/4/04	\$249,950	1510	0	7	1969	3	13120	N	N	32722 32ND AV SW
017	010060	0920	11/16/04	\$252,350	1510	1110	7	1976	4	7020	N	N	33514 29TH PL SW
017	638660	0140	3/25/04	\$210,000	1510	0	7	1967	4	7708	N	N	2441 SW 325TH ST
017	932431	0050	1/7/03	\$155,000	1510	0	7	1973	3	10227	N	N	2513 SW 322ND ST
017	873216	0180	11/8/04	\$248,200	1520	0	7	1983	3	8459	N	N	33834 31ST AV SW
017	873216	0180	11/16/04	\$248,200	1520	0	7	1983	3	8459	N	N	33834 31ST AV SW
017	536020	0010	4/7/04	\$223,830	1520	0	7	1960	4	32670	N	N	3312 SW 344TH ST
017	438800	0430	7/14/03	\$191,000	1530	0	7	1969	3	10430	N	N	3008 SW 316TH ST
017	438801	0050	7/14/03	\$204,000	1570	0	7	1974	3	8050	N	N	31316 31ST AV SW
017	330620	0095	10/11/04	\$186,185	1580	0	7	1962	3	9619	N	N	2325 SW 338TH ST
017	921152	0160	10/17/03	\$235,000	1580	370	7	1989	3	10608	N	N	4229 SW 337TH PL
017	894500	0620	12/23/03	\$203,500	1600	0	7	1962	3	8487	N	N	2427 SW 330TH ST
017	109961	1150	8/31/04	\$229,950	1610	0	7	1977	2	7650	N	N	33238 37TH AV SW
017	951090	0710	7/28/04	\$266,000	1610	900	7	1972	4	8165	N	N	2831 SW 327TH ST
017	873180	1270	5/19/03	\$208,793	1610	0	7	1966	4	8868	N	N	32204 22ND AV SW
017	954280	1100	5/21/04	\$259,500	1630	600	7	1977	3	7980	N	N	33413 30TH AV SW
017	954280	1180	11/30/04	\$291,060	1660	750	7	1978	3	7700	N	N	33719 32ND AV SW
017	536020	0050	9/16/03	\$206,000	1660	0	7	1988	3	7350	N	N	33914 35TH AV SW
017	951090	0235	1/24/03	\$166,840	1660	0	7	1968	4	12543	N	N	3342 SW 327TH PL
017	921152	0040	8/27/04	\$243,000	1670	0	7	1989	3	9305	N	N	4244 SW 337TH PL
017	010060	1140	6/14/04	\$219,950	1670	0	7	1975	3	7440	N	N	33600 28TH AV SW
017	954280	1140	4/24/03	\$248,000	1670	490	7	1978	3	8400	N	N	33623 32ND AV SW
017	010060	0090	5/24/04	\$216,700	1670	0	7	1975	3	9000	N	N	33418 26TH PL SW
017	873216	0210	5/17/04	\$255,000	1690	0	7	1983	3	7468	N	N	3102 SW 339TH ST
017	242103	9079	3/18/03	\$245,000	1700	0	7	1967	3	47916	N	N	34731 21ST AV SW
017	894500	0880	12/23/04	\$214,950	1710	0	7	1962	3	9220	N	N	2242 SW 330TH ST
017	279150	0120	9/29/04	\$227,500	1710	0	7	1988	3	7201	N	N	34627 31ST PL SW
017	279150	0470	8/21/03	\$209,000	1710	0	7	1988	3	6327	N	N	34704 31ST PL SW
017	279150	0510	9/29/03	\$207,500	1710	0	7	1988	3	7608	N	N	3017 SW 346TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	894430	0770	3/12/03	\$169,950	1720	0	7	1967	3	7800	N	N	2643 SW 332ND ST
017	921152	0120	12/20/04	\$277,000	1730	0	7	1989	3	13225	N	N	4257 SW 337TH PL
017	109976	0290	5/28/03	\$242,840	1750	590	7	1977	3	6970	N	N	3404 SW 333RD ST
017	330630	0560	10/6/03	\$205,000	1750	0	7	1967	4	9750	N	N	2311 SW 342ND ST
017	873216	0110	7/10/03	\$218,500	1770	0	7	1983	3	7928	N	N	3023 SW 339TH ST
017	921152	0200	2/13/03	\$214,000	1800	0	7	1989	3	9048	N	N	4211 SW 337TH PL
017	921152	0210	4/5/04	\$234,700	1810	0	7	1989	3	9337	N	N	4205 SW 337TH PL
017	954280	0210	12/21/04	\$242,500	1840	0	7	1978	3	9600	N	N	3334 SW 334TH ST
017	010061	0020	5/24/04	\$205,000	1850	0	7	1977	3	7480	N	N	33425 29TH PL SW
017	502945	1040	5/26/04	\$233,060	1860	470	7	1980	3	7448	N	N	34901 27TH AV SW
017	242103	9119	7/12/04	\$236,600	1940	0	7	1989	3	10730	N	N	34914 23RD AV SW
017	279150	0070	3/28/03	\$251,950	1980	0	7	1988	3	7280	N	N	3110 SW 346TH PL
017	279150	0350	6/29/04	\$235,000	1980	0	7	1988	3	8587	N	N	34818 31ST PL SW
017	279150	0060	9/18/03	\$225,000	1980	0	7	1988	3	7225	N	N	3046 SW 346TH PL
017	542090	0090	5/26/04	\$259,950	1980	0	7	2004	3	7200	N	N	3427 SW 343RD ST
017	279150	0190	5/2/03	\$205,000	1980	0	7	1988	3	7215	N	N	34811 31ST PL SW
017	542090	0010	2/21/04	\$244,950	1980	0	7	2004	3	7680	N	N	34207 34TH AV SW
017	542090	0020	1/14/04	\$242,950	1980	0	7	2004	3	7680	N	N	34213 34TH AV SW
017	010921	0070	5/24/04	\$253,400	2020	0	7	1985	3	7412	N	N	34022 30TH AV SW
017	279150	0230	12/16/03	\$245,000	2030	0	7	1988	3	7547	N	N	3003 SW 349TH PL
017	279150	0360	6/30/04	\$244,950	2030	0	7	1988	3	8330	N	N	34726 31ST CT SW
017	122103	9113	5/29/03	\$239,950	2030	0	7	2003	3	10000	N	N	2129 SW 316TH ST
017	788878	0090	4/18/03	\$231,500	2100	0	7	1992	3	6021	N	N	3126 SW 346TH PL
017	132103	9080	11/15/04	\$270,000	2130	0	7	1997	3	14924	N	N	2635 SW 335TH CT
017	542090	0060	9/13/04	\$306,000	2230	0	7	2004	3	7263	N	N	3407 SW 343RD ST
017	542090	0060	4/12/04	\$268,098	2230	0	7	2004	3	7263	N	N	3407 SW 343RD ST
017	542090	0080	4/8/04	\$269,930	2240	0	7	2004	3	7200	N	N	3415 SW 343RD ST
017	542090	0070	3/16/04	\$255,000	2240	0	7	2004	3	7263	N	N	3435 SW 343RD ST
017	894500	0630	12/16/04	\$222,000	2500	0	7	1962	3	8487	N	N	2419 SW 330TH ST
017	542090	0040	3/2/04	\$294,950	2550	0	7	2004	3	7200	N	N	3412 SW 343RD ST
017	542090	0050	2/24/04	\$293,880	2550	0	7	2004	3	7248	N	N	3432 SW 343RD ST

Improved Sales Used in this Annual Update Analysis
Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	542090	0030	1/29/04	\$289,950	2550	0	7	2004	3	7680	N	N	34229 34TH AV SW
017	142103	9041	12/15/03	\$315,000	2590	0	7	1986	3	13068	N	N	32212 47TH AV SW
017	873180	1240	3/19/04	\$235,500	1010	1010	8	1967	4	10800	N	N	32226 22ND AV SW
017	255700	0120	3/19/03	\$186,500	1080	610	8	1979	3	7700	N	N	33605 27TH PL SW
017	011470	0190	2/20/04	\$223,000	1090	830	8	1975	4	9585	N	N	2317 SW 346TH PL
017	873204	0240	5/9/03	\$197,500	1090	310	8	1981	3	7373	N	N	4220 SW 328TH CT
017	255700	0070	12/16/04	\$216,000	1100	410	8	1979	3	7260	N	N	33622 27TH PL SW
017	255700	0130	10/20/04	\$215,000	1100	410	8	1979	3	8470	N	N	33609 27TH PL SW
017	255700	0030	6/29/04	\$180,000	1100	410	8	1979	3	8330	N	N	33527 26TH PL SW
017	873198	2060	6/18/04	\$232,500	1160	580	8	1972	4	8000	N	N	3916 SW 317TH ST
017	873198	2230	2/5/04	\$226,500	1160	500	8	1972	4	7200	N	N	31434 40TH AV SW
017	873190	1300	6/19/03	\$229,900	1160	990	8	1976	4	7632	N	N	32341 29TH AV SW
017	010920	0430	9/13/04	\$209,950	1180	100	8	1979	3	6956	N	N	33913 26TH AV SW
017	873198	0280	10/18/04	\$253,600	1220	810	8	1975	4	8547	N	N	3527 SW 318TH CT
017	873198	0280	7/1/04	\$219,950	1220	810	8	1975	4	8547	N	N	3527 SW 318TH CT
017	873203	0140	7/27/04	\$262,000	1240	620	8	1978	3	10400	N	N	32715 42ND AV SW
017	873213	0060	11/11/04	\$250,000	1240	910	8	1978	3	8640	N	N	3723 SW 331ST PL
017	255700	0590	4/16/04	\$228,220	1240	430	8	1981	3	8550	N	N	33741 27TH PL SW
017	873213	0060	8/27/03	\$226,900	1240	910	8	1978	3	8640	N	N	3723 SW 331ST PL
017	873198	3000	10/14/03	\$212,500	1240	540	8	1975	3	9500	N	N	31705 42ND AV SW
017	873196	0960	8/17/04	\$239,000	1240	400	8	1975	3	9000	Y	N	32539 41ST AV SW
017	873204	0190	10/20/04	\$211,000	1240	500	8	1981	3	9345	N	N	4126 SW 328TH PL
017	873196	0640	1/21/04	\$184,048	1240	500	8	1975	3	8080	N	N	32011 42ND PL SW
017	873196	0990	5/7/03	\$211,000	1240	400	8	1975	3	9000	Y	N	4027 SW 327TH ST
017	873204	0810	6/18/03	\$230,000	1250	400	8	1979	3	10184	N	N	4101 SW 328TH PL
017	873198	0520	9/22/04	\$259,950	1250	800	8	1991	3	16530	N	N	31416 36TH AV SW
017	873202	0090	10/1/04	\$181,500	1250	800	8	1978	3	8000	N	N	4304 SW 321ST ST
017	010920	0370	8/18/04	\$221,000	1260	570	8	1979	3	6365	N	N	33827 26TH AV SW
017	873190	0820	6/5/03	\$215,000	1260	330	8	1968	3	7980	N	N	3314 SW 323RD ST
017	873201	0240	5/24/04	\$239,950	1270	570	8	1979	3	9030	N	N	32829 43RD PL SW
017	873202	0040	4/21/04	\$227,000	1270	480	8	1978	3	8550	N	N	4320 SW 320TH PL

Improved Sales Used in this Annual Update Analysis
Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873201	0300	8/2/04	\$256,000	1290	800	8	1978	3	9170	N	N	32828 43RD PL SW
017	873202	0180	10/18/04	\$239,950	1290	450	8	1978	3	7725	N	N	4308 SW 322ND ST
017	255700	0240	9/8/03	\$210,000	1290	750	8	1979	3	7490	N	N	2814 SW 337TH ST
017	873198	0430	9/27/04	\$260,000	1300	1290	8	1977	4	8000	N	N	31618 36TH AV SW
017	873198	0110	3/10/03	\$233,000	1300	640	8	1974	3	8000	N	N	31924 36TH AV SW
017	873196	0110	3/4/03	\$314,000	1300	1220	8	1976	3	9400	Y	Y	32524 40TH CT SW
017	179000	0070	2/19/04	\$214,998	1300	240	8	1966	4	13200	N	N	2429 SW 316TH ST
017	873195	0180	6/15/04	\$216,000	1300	600	8	1977	3	8400	N	N	4005 SW 328TH ST
017	873203	0360	4/11/03	\$203,000	1300	680	8	1977	3	8137	N	N	4122 SW 328TH ST
017	873201	0220	11/15/04	\$225,000	1320	290	8	1978	3	8296	N	N	32819 43RD PL SW
017	010921	0190	10/25/04	\$273,000	1330	680	8	1983	3	7500	N	N	2845 SW 341ST CT
017	873198	2270	4/2/04	\$246,000	1330	600	8	1972	3	8400	N	N	31402 40TH AV SW
017	255700	0830	6/9/04	\$237,500	1330	670	8	1979	3	11700	N	N	33618 26TH CT SW
017	873203	0370	12/11/03	\$224,500	1330	490	8	1978	3	7878	N	N	4132 SW 328TH ST
017	873203	0410	4/11/03	\$192,000	1330	490	8	1978	3	7500	N	N	4113 SW 327TH PL
017	010921	0390	9/7/04	\$250,805	1340	600	8	1979	3	7920	N	N	2805 SW 342ND ST
017	150310	0360	3/27/03	\$223,500	1340	700	8	1974	3	11372	N	N	2701 SW CENTURY BL SW
017	294451	0020	12/17/04	\$305,000	1350	900	8	1995	3	8857	N	N	3010 SW 342ND ST
017	873180	0240	5/14/03	\$224,500	1350	780	8	1968	3	10800	N	N	32230 25TH AV SW
017	294451	0260	6/22/03	\$243,000	1350	820	8	1996	3	7302	N	N	34224 31ST AV SW
017	873202	0310	8/16/04	\$250,000	1360	800	8	1978	3	8811	N	N	32219 44TH PL SW
017	873203	0260	8/19/04	\$239,950	1360	940	8	1977	3	8240	N	N	32810 42ND AV SW
017	873201	0360	4/23/03	\$199,950	1360	0	8	1979	3	7500	N	N	4227 SW 328TH ST
017	242103	9086	6/15/04	\$365,000	1370	650	8	1978	3	57709	N	N	3109 SW 344TH ST
017	873195	0230	5/1/03	\$261,950	1370	720	8	1974	5	8400	N	N	3657 SW 328TH ST
017	193840	0300	12/22/04	\$255,000	1390	1210	8	1978	3	6390	N	N	31717 25TH AV SW
017	010920	0380	12/8/03	\$221,950	1390	580	8	1979	3	6825	N	N	2610 SW 339TH ST
017	873190	2070	11/19/04	\$289,000	1400	1350	8	1967	3	21250	N	N	3016 SW 325TH PL
017	010920	0360	7/21/04	\$256,000	1400	630	8	1979	3	6386	N	N	33819 26TH AV SW
017	873201	0500	4/28/04	\$218,500	1400	580	8	1981	3	8610	N	N	32519 42ND PL SW
017	873190	0840	12/10/04	\$233,550	1410	0	8	1968	3	8400	N	N	3336 SW 323RD ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873204	0770	3/23/04	\$241,950	1410	810	8	1986	3	10804	N	N	32858 42ND PL SW
017	873202	0450	9/16/03	\$228,800	1410	770	8	1978	3	9328	N	N	32215 46TH PL SW
017	255700	0900	6/14/04	\$214,000	1410	470	8	1979	3	7700	N	N	33617 26TH CT SW
017	873190	0840	10/16/03	\$198,500	1410	0	8	1968	3	8400	N	N	3336 SW 323RD ST
017	255700	0400	10/4/04	\$257,000	1420	650	8	1979	3	9900	N	N	33750 29TH CT SW
017	255700	0750	8/4/03	\$226,000	1420	480	8	1980	3	7140	N	N	2609 SW 337TH ST
017	873180	0140	9/18/03	\$220,000	1420	650	8	1969	3	7700	N	N	32216 24TH AV SW
017	873202	0510	4/30/04	\$225,000	1420	880	8	1978	3	6670	N	N	4425 SW 323RD ST
017	873196	0840	5/13/04	\$284,200	1430	800	8	1975	5	11235	N	N	4005 SW 323RD ST
017	873196	0070	11/9/04	\$299,950	1430	740	8	2002	3	8300	N	N	32517 40TH CT SW
017	255700	0040	10/22/03	\$207,950	1430	260	8	1979	3	8250	N	N	33640 27TH PL SW
017	255700	0850	5/23/03	\$209,000	1430	480	8	1979	3	8000	N	N	33608 26TH CT SW
017	255700	0110	8/27/03	\$203,000	1430	260	8	1979	3	8250	N	N	33602 27TH PL SW
017	873198	0050	4/1/03	\$239,700	1430	930	8	1977	4	8000	N	N	31960 36TH AV SW
017	255700	0010	12/8/03	\$197,500	1430	260	8	1979	3	8330	N	N	33515 26TH PL SW
017	873198	2460	6/2/04	\$222,000	1440	0	8	1974	3	8000	N	N	31518 41ST AV SW
017	873204	0710	6/21/04	\$249,000	1440	650	8	1979	3	7500	N	N	4022 SW 329TH PL
017	279150	0330	4/21/04	\$235,000	1440	450	8	1990	3	6480	N	N	34703 30TH AV SW
017	873201	0550	2/19/03	\$224,900	1440	490	8	1980	3	11060	N	N	32545 42ND PL SW
017	873202	0860	4/14/03	\$182,000	1440	930	8	1978	2	9120	N	N	32100 43RD PL SW
017	873195	0260	5/10/04	\$221,000	1450	0	8	1968	3	8505	N	N	3645 SW 328TH ST
017	873198	0210	10/8/03	\$225,000	1450	650	8	1977	3	7777	N	N	3657 SW 318TH ST
017	255700	0930	4/15/04	\$236,950	1460	480	8	1979	3	7150	N	N	33635 26TH CT SW
017	873195	0270	11/14/03	\$199,950	1460	0	8	1968	3	8991	N	N	3941 SW 328TH ST
017	010920	0570	4/18/03	\$225,000	1460	950	8	1979	3	6696	N	N	33932 28TH PL SW
017	193840	0180	7/21/04	\$255,450	1470	810	8	1978	3	7178	N	N	31708 25TH AV SW
017	873203	0350	6/26/03	\$254,000	1470	1260	8	1978	3	8528	N	N	4112 SW 328TH ST
017	873198	1670	9/3/04	\$259,500	1470	790	8	1976	3	8000	N	N	4119 SW 317TH ST
017	873202	0870	4/16/03	\$230,000	1470	970	8	1979	3	8550	N	N	32032 43RD PL SW
017	873198	2730	3/2/04	\$209,550	1470	700	8	1971	3	8000	N	N	31704 42ND AV SW
017	873180	0850	1/13/04	\$241,950	1480	480	8	1966	3	7300	N	N	2722 SW 323RD ST

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Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873198	1240	5/27/03	\$279,950	1490	680	8	1976	4	7700	N	N	3819 SW 313TH ST
017	873180	1170	2/24/04	\$230,000	1490	900	8	1969	3	7884	N	N	32214 23RD AV SW
017	873204	0570	5/18/04	\$231,950	1500	0	8	1979	3	7200	N	N	3957 SW 329TH PL
017	873204	0580	12/1/04	\$237,000	1500	350	8	1979	3	7200	N	N	3949 SW 329TH PL
017	873204	0030	7/22/03	\$214,000	1510	560	8	1979	3	7344	N	N	32864 39TH PL SW
017	873202	0420	10/22/03	\$204,000	1530	910	8	1978	3	8840	N	N	32222 46TH PL SW
017	873196	0090	4/24/03	\$235,750	1540	670	8	1976	4	10080	N	N	4065 SW 325TH ST
017	873203	0210	4/26/04	\$270,000	1550	1500	8	1977	3	8250	N	N	32821 42ND AV SW
017	873190	1340	4/28/04	\$312,000	1560	400	8	1976	4	8480	N	N	32423 29TH AV SW
017	010920	0150	8/8/03	\$229,600	1560	300	8	1984	3	9000	N	N	2907 SW 339TH ST
017	873180	0260	8/5/04	\$250,000	1570	700	8	1966	3	10500	N	N	32212 25TH AV SW
017	873195	1560	7/28/04	\$229,450	1570	750	8	1974	3	8000	N	N	32737 39TH AV SW
017	873201	0370	5/19/04	\$195,000	1570	0	8	1978	3	7500	N	N	4219 SW 328TH ST
017	150330	0100	8/5/04	\$247,500	1580	0	8	1968	4	12000	N	N	2748 SW 315TH ST
017	873190	2010	5/26/04	\$239,000	1580	0	8	1966	4	7300	N	N	3207 SW 325TH ST
017	873196	0050	4/7/03	\$249,950	1580	1550	8	1973	4	9450	N	N	32542 41ST AV SW
017	010920	0060	8/4/03	\$190,000	1580	830	8	1979	3	5000	N	N	2928 SW 339TH ST
017	010920	0660	11/1/04	\$250,000	1590	980	8	1981	3	7210	N	N	33913 28TH PL SW
017	873198	3170	2/19/03	\$235,000	1590	940	8	1973	3	7600	N	N	3733 SW 319TH ST
017	954280	1420	5/19/04	\$282,500	1610	1150	8	1978	3	6864	N	N	33741 31ST AV SW
017	873190	2300	4/18/03	\$194,000	1610	0	8	1968	4	6760	N	N	4027 SW 321ST ST
017	873195	0530	9/9/04	\$237,500	1620	0	8	1968	3	8000	N	N	32745 35TH AV SW
017	873180	0110	9/1/04	\$260,000	1620	750	8	1966	3	9300	N	N	32240 24TH AV SW
017	873195	0440	9/16/03	\$269,500	1620	0	8	2002	3	8910	N	N	32720 36TH AV SW
017	873198	1850	5/9/03	\$185,000	1620	0	8	1973	4	8000	N	N	31364 39TH AV SW
017	873180	0690	10/27/03	\$220,000	1630	0	8	1965	4	7350	N	N	32124 27TH AV SW
017	873180	0670	7/21/03	\$227,950	1630	0	8	1966	4	7350	N	N	32200 27TH AV SW
017	873180	0300	2/21/03	\$218,500	1630	310	8	1966	3	9100	N	N	2402 SW 322ND PL
017	873202	0500	9/18/03	\$225,000	1630	600	8	1978	3	7040	N	N	4505 SW 323RD ST
017	010921	0310	11/20/03	\$243,000	1640	600	8	1981	3	8400	N	N	2840 SW 342ND ST
017	873202	0540	4/28/03	\$249,500	1640	800	8	1978	4	8375	N	N	32311 44TH PL SW

Improved Sales Used in this Annual Update Analysis
Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	255700	0420	5/7/03	\$234,000	1640	800	8	1979	4	7490	N	N	33738 29TH CT SW
017	873198	1310	3/24/03	\$240,000	1640	540	8	1975	4	8100	N	N	3719 SW 313TH ST
017	873190	1820	3/31/03	\$196,000	1660	0	8	1967	3	9000	N	N	32508 39TH PL SW
017	873190	1230	6/16/04	\$225,000	1670	0	8	1966	3	7650	N	N	2913 SW 323RD ST
017	873190	0690	12/3/03	\$240,000	1675	0	8	1968	4	7650	N	N	32125 33RD AV SW
017	873190	2580	7/14/04	\$267,950	1680	0	8	1969	4	7455	N	N	4014 SW 321ST ST
017	873190	2580	3/2/03	\$204,000	1680	0	8	1969	4	7455	N	N	4014 SW 321ST ST
017	873190	2040	3/16/04	\$223,950	1690	0	8	1966	3	8100	N	N	32511 30TH AV SW
017	873190	0920	5/27/04	\$237,000	1690	0	8	1966	3	8085	N	N	3217 SW 323RD ST
017	150320	0080	6/2/03	\$245,000	1690	200	8	1966	3	12264	N	N	2710 SW 312TH PL
017	873180	1140	7/2/03	\$235,000	1690	820	8	1968	3	7700	N	N	32230 23RD AV SW
017	873195	1160	3/11/03	\$197,000	1700	0	8	1968	3	7636	N	N	32730 39TH AV SW
017	873180	1080	9/17/04	\$279,950	1710	510	8	1969	3	9375	N	N	2407 SW 323RD ST
017	873195	1190	2/4/04	\$219,950	1710	0	8	1969	3	7533	N	N	3823 SW 327TH ST
017	873198	2000	4/23/04	\$259,950	1720	0	8	1973	4	8000	N	N	31503 39TH AV SW
017	873195	1220	4/29/04	\$253,000	1720	0	8	1969	4	7392	N	N	3811 SW 327TH ST
017	873195	0310	8/12/04	\$247,000	1730	1000	8	1968	4	9435	N	N	3625 SW 328TH ST
017	873180	0820	7/31/03	\$199,950	1740	0	8	1966	4	7350	N	N	32225 27TH AV SW
017	294450	0090	4/22/04	\$277,000	1770	570	8	1990	3	8009	N	N	2641 SW 343RD ST
017	873196	0920	3/18/03	\$217,500	1770	600	8	1973	3	9555	N	N	32507 41ST AV SW
017	873190	2170	8/13/03	\$276,500	1780	630	8	1968	4	8560	N	N	32528 30TH AV SW
017	873190	1000	8/18/03	\$200,000	1790	0	8	1966	4	7350	N	N	32152 33RD AV SW
017	873180	1130	11/14/03	\$266,950	1800	900	8	1968	3	11611	N	N	2301 SW 323RD ST
017	873190	2660	2/11/03	\$212,500	1800	0	8	1968	4	11074	N	N	32003 40TH PL SW
017	255700	0540	11/13/03	\$210,000	1810	0	8	1981	3	8262	N	N	2723 SW 337TH ST
017	150310	0410	11/16/04	\$249,000	1820	0	8	1968	3	16812	N	N	2706 SW 315TH ST
017	873204	0820	4/21/04	\$245,000	1820	0	8	1987	3	8740	N	N	4031 SW 328TH PL
017	873198	0960	7/2/03	\$228,000	1850	0	8	1974	4	8500	N	N	3680 SW 318TH ST
017	294450	0340	6/21/04	\$283,500	1860	340	8	1991	3	8580	N	N	2912 SW 342ND PL
017	873198	0340	7/30/03	\$235,000	1870	0	8	1977	3	9435	N	N	3528 SW 318TH CT
017	255700	0740	12/8/04	\$187,526	1870	0	8	1980	3	7140	N	N	2617 SW 337TH ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873198	0770	3/22/04	\$295,000	1880	500	8	1973	3	7800	N	N	31511 36TH AV SW
017	255700	0920	9/30/03	\$234,500	1880	0	8	1979	3	7150	N	N	33629 26TH CT SW
017	255700	0870	4/7/04	\$220,500	1880	0	8	1979	3	7000	N	N	33603 26TH CT SW
017	873198	0770	8/25/03	\$250,000	1880	500	8	1973	3	7800	N	N	31511 36TH AV SW
017	873198	3080	7/23/04	\$264,500	1900	0	8	1973	4	9600	N	N	31903 42ND AV SW
017	873199	0540	7/29/03	\$281,950	1900	500	8	1978	4	7700	Y	N	4228 SW 314TH PL
017	294450	0150	4/8/03	\$240,000	1910	0	8	1990	3	10132	N	N	2602 SW 343RD ST
017	873180	0420	4/27/04	\$260,000	1910	0	8	1967	4	9000	Y	Y	2526 SW 323RD ST
017	294450	0510	9/17/04	\$280,000	1920	0	8	1990	3	9453	N	N	2805 SW 342ND PL
017	294451	0290	12/6/04	\$289,999	1930	0	8	1995	3	8336	N	N	3013 SW 342ND ST
017	193840	0340	7/12/04	\$229,000	1930	0	8	1978	3	6390	N	N	31819 25TH AV SW
017	873190	0680	9/10/03	\$225,000	1930	0	8	1966	3	8500	N	N	32121 33RD AV SW
017	873198	2200	10/19/04	\$279,950	1940	0	8	1969	4	8000	N	N	3936 SW 316TH ST
017	873198	3240	7/26/04	\$352,000	1950	620	8	1976	4	8466	N	N	31907 36TH AV SW
017	873195	1500	11/11/03	\$212,000	1980	0	8	1968	4	8000	N	N	32701 39TH AV SW
017	873190	0370	5/27/03	\$194,200	1980	0	8	1966	3	8010	N	N	2723 SW 322ND PL
017	873180	0830	9/13/04	\$245,000	2000	0	8	1966	3	7500	N	N	2706 SW 323RD ST
017	294451	0040	9/14/04	\$267,000	2010	0	8	1995	3	8031	N	N	3102 SW 342ND ST
017	873190	0120	2/27/03	\$268,900	2010	1280	8	1967	4	8360	N	N	2640 SW 320TH PL
017	150310	0190	11/13/03	\$217,500	2030	0	8	1965	3	10514	N	N	2746 SW 314TH ST
017	873190	0100	5/5/03	\$219,351	2030	0	8	1966	4	8400	N	N	2628 SW 320TH PL
017	873198	1740	5/13/03	\$255,000	2030	1020	8	1972	3	8000	N	N	3933 SW 317TH ST
017	255700	0950	5/23/03	\$215,000	2040	0	8	1979	4	9000	N	N	33645 26TH CT SW
017	294451	0220	5/19/03	\$236,500	2040	0	8	1997	3	7714	N	N	34316 31ST AV SW
017	873198	0320	5/24/04	\$348,000	2080	1390	8	1973	4	9660	N	N	3510 SW 318TH CT
017	873202	0060	5/21/04	\$255,000	2080	0	8	1978	3	7735	N	N	4313 SW 320TH PL
017	873190	0480	9/15/03	\$255,000	2080	0	8	1967	3	7350	N	N	2928 SW 323RD ST
017	873198	2020	1/7/03	\$220,000	2090	0	8	1970	4	8000	N	N	31521 39TH AV SW
017	193840	0150	11/24/03	\$244,500	2110	0	8	1976	3	6700	N	N	2412 SW 318TH ST
017	294450	0690	5/16/03	\$256,000	2120	0	8	1989	3	8125	N	N	2715 SW 343RD PL
017	294450	0400	9/8/04	\$290,000	2140	0	8	1992	3	7215	N	N	34316 30TH AV SW

Improved Sales Used in this Annual Update Analysis
Area 53
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873190	0900	1/17/03	\$257,000	2140	0	8	1967	4	8400	N	N	3307 SW 323RD ST
017	873190	0430	12/8/04	\$292,000	2150	0	8	1967	3	8100	N	N	2754 SW 323RD ST
017	873190	1980	6/25/04	\$265,000	2150	0	8	1967	4	11480	N	N	3233 SW 325TH ST
017	011470	0170	1/19/04	\$236,000	2150	0	8	1975	3	13770	N	N	2331 SW 346TH ST
017	873190	2700	7/12/04	\$279,950	2170	0	8	1967	3	9152	N	N	4058 SW 321ST ST
017	873190	1260	6/25/03	\$234,000	2200	0	8	1971	3	6375	N	N	32315 29TH AV SW
017	873198	2880	9/17/03	\$240,000	2210	0	8	1969	3	11000	N	N	31521 42ND AV SW
017	873198	2820	9/29/04	\$277,000	2230	0	8	1972	4	8000	N	N	31512 42ND AV SW
017	873195	0410	7/25/03	\$249,000	2260	0	8	1967	3	10620	N	N	32740 36TH AV SW
017	873198	2140	9/24/03	\$239,950	2260	0	8	1969	3	8000	N	N	3939 SW 316TH ST
017	150330	0170	7/13/04	\$360,000	2280	0	8	1968	3	13416	N	N	31428 28TH PL SW
017	873195	0040	3/22/04	\$309,100	2310	800	8	1969	3	8400	Y	Y	32613 39TH PL SW
017	193840	0200	9/14/04	\$264,950	2320	0	8	1978	3	10248	N	N	2409 SW 317TH ST
017	873190	0460	9/11/03	\$250,000	2320	0	8	1968	4	7500	N	N	2912 SW 323RD ST
017	294450	0250	4/16/03	\$250,000	2320	0	8	1990	3	7156	N	N	2644 SW 343RD ST
017	873190	0730	2/13/03	\$217,900	2330	0	8	1968	4	7875	N	N	32141 33RD AV SW
017	873195	1030	4/27/04	\$279,950	2350	0	8	1968	4	8075	N	N	32621 36TH AV SW
017	294450	0200	10/28/04	\$300,000	2350	0	8	1990	3	7296	N	N	2622 SW 343RD ST
017	294450	0170	7/12/04	\$285,000	2350	0	8	1990	3	7278	N	N	2610 SW 343RD ST
017	294450	0170	3/7/03	\$242,500	2350	0	8	1990	3	7278	N	N	2610 SW 343RD ST
017	873180	0750	5/20/03	\$289,000	2360	0	8	1966	4	9844	N	N	2710 SW 321ST PL
017	150310	0390	6/21/03	\$229,500	2360	0	8	1962	4	12158	N	N	31427 SW CENTURY BL SW
017	873190	1280	8/18/04	\$292,500	2430	0	8	1972	3	7000	N	N	32329 29TH AV SW
017	873180	0280	9/24/04	\$295,000	2480	0	8	1967	3	13600	N	N	2405 SW 322ND PL
017	873198	2600	11/22/04	\$262,750	2480	0	8	1971	3	8000	N	N	4120 SW 315TH ST
017	873190	2380	4/5/04	\$288,000	2490	0	8	1967	4	11684	N	N	32112 40TH AV SW
017	873202	0820	11/18/04	\$251,000	2490	0	8	1978	3	7275	N	N	32202 43RD PL SW
017	873198	0370	4/24/03	\$290,000	2500	0	8	1974	3	11256	N	N	31666 36TH AV SW
017	954280	1380	12/1/03	\$249,000	2500	0	8	1978	3	7560	N	N	33738 22ND AV SW
017	873204	0870	6/20/03	\$253,500	2500	0	8	1984	3	9792	N	N	3945 SW 328TH PL
017	294450	0330	5/27/03	\$285,000	2510	0	8	1991	3	8580	N	N	2906 SW 342ND PL

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Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873203	0500	10/16/03	\$219,950	2550	0	8	1977	4	7800	N	N	4011 SW 328TH ST
017	873202	0750	6/22/04	\$279,000	2590	0	8	1978	4	8374	N	N	4217 SW 323RD ST
017	150310	0270	3/7/03	\$222,000	2626	0	8	1969	3	11355	N	N	2923 SW 314TH ST
017	327905	0180	5/5/03	\$322,000	2630	0	8	2000	3	11282	N	N	4111 SW 331ST PL
017	150310	0380	11/7/03	\$292,617	2780	0	8	1962	3	13402	N	N	31417 27TH AV SW
017	873190	0320	10/24/03	\$247,000	2820	0	8	1967	3	7575	N	N	32019 26TH AV SW
017	327905	0040	3/11/03	\$319,950	2830	0	8	2001	3	7650	N	N	4210 S 331ST PL
017	954280	1440	11/18/03	\$259,950	2840	0	8	1978	4	7280	N	N	33753 31ST AV SW
017	142103	9100	10/28/03	\$338,400	2840	0	8	2003	3	89733	N	N	4281 SW 335TH ST
017	327905	0050	12/10/03	\$304,900	2850	0	8	2000	3	12522	N	N	4204 SW 331ST PL
017	873190	0330	5/27/04	\$244,000	2880	0	8	1967	4	7420	N	N	32027 26TH AV SW
017	873190	0170	3/25/03	\$249,500	2900	0	8	1967	3	7875	N	N	32021 28TH AV SW
017	873199	0390	3/8/04	\$279,950	3320	0	8	1977	3	9450	N	N	4219 SW 315TH ST
017	873198	1680	1/17/03	\$239,000	3340	0	8	1973	3	8000	N	N	4111 SW 317TH ST
017	873198	2050	6/16/04	\$287,000	3430	0	8	1972	4	8000	N	N	3908 SW 317TH ST
017	873190	2330	11/3/03	\$270,000	3440	0	8	1967	3	10800	N	N	4011 SW 321ST ST
017	873198	0310	12/29/04	\$390,000	3490	0	8	1971	3	16605	N	N	3504 SW 318TH CT
017	873190	2460	4/24/04	\$415,000	3670	0	8	1967	4	9975	Y	Y	3809 SW 321ST ST
017	873190	2260	5/9/03	\$300,000	3680	0	8	1967	4	7171	N	N	4059 SW 321ST ST
017	873198	1780	7/7/03	\$290,000	3740	0	8	1973	4	8100	N	N	3901 SW 317TH ST
017	873180	0390	8/24/04	\$325,000	1240	530	9	1968	4	7700	Y	Y	32231 25TH AV SW
017	873199	0740	5/19/03	\$255,000	1550	910	9	1977	3	8000	Y	N	3927 SW 313TH ST
017	873198	0950	8/12/03	\$230,000	1550	630	9	1975	3	8000	N	N	3672 SW 318TH ST
017	873198	0040	3/11/04	\$264,900	1560	420	9	1974	3	8000	N	N	31966 36TH AV SW
017	873198	1790	4/21/03	\$212,500	1560	0	9	1974	3	8000	N	N	31550 39TH AV SW
017	873198	0030	12/28/04	\$305,000	1620	940	9	1974	3	8000	N	N	31972 36TH AV SW
017	873198	1500	10/6/03	\$259,000	1660	500	9	1976	3	8000	N	N	3706 SW 319TH ST
017	873199	0320	8/6/03	\$269,500	1760	1090	9	1978	3	8080	Y	N	4231 SW 314TH ST
017	873198	1430	3/29/04	\$255,000	1780	0	9	1971	3	8000	N	N	31709 37TH AV SW
017	873198	0020	11/14/03	\$299,950	1830	860	9	1974	4	7900	N	N	31978 36TH AV SW
017	873190	0950	6/23/04	\$274,500	1840	0	9	1966	3	8190	N	N	3205 SW 323RD ST

Improved Sales Used in this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
017	873199	0340	7/23/03	\$273,000	1860	1760	9	1978	3	8800	N	N	31417 42ND PL SW
017	873198	1160	7/10/03	\$415,000	1910	1550	9	1976	3	8200	Y	N	3800 SW 313TH ST
017	873190	2550	2/3/03	\$242,950	2010	0	9	1967	3	7875	N	N	3930 SW 321ST ST
017	873199	0085	8/8/03	\$639,900	2100	1090	9	1998	3	8499	Y	N	31222 41ST PL SW
017	873198	1460	4/1/03	\$250,000	2210	0	9	1974	4	8000	N	N	31809 37TH AV SW
017	873198	1400	3/9/04	\$279,000	2260	0	9	1974	3	7400	N	N	31643 37TH AV SW
017	873195	1330	9/2/03	\$229,500	2280	0	9	1968	4	9682	N	N	3805 SW 326TH ST
017	873180	0460	11/4/03	\$341,297	2290	0	9	1969	3	11310	N	Y	32230 26TH AV SW
017	873198	1950	7/1/03	\$323,000	2300	0	9	1971	3	7500	Y	N	4012 SW 314TH ST
017	873198	1120	1/20/03	\$280,000	2380	950	9	1987	3	8000	N	N	3726 SW 313TH ST
017	873196	0250	7/16/03	\$340,000	2400	0	9	1973	3	8140	Y	Y	3911 SW 324TH ST
017	327905	0080	2/13/03	\$377,750	2410	1230	9	2002	3	8504	N	N	33125 42ND PL SW
017	873204	0670	6/22/04	\$471,450	2420	1070	9	1989	3	12648	Y	N	32860 40TH CT SW
017	058755	0170	7/15/04	\$525,000	2690	0	9	1989	3	15650	Y	N	31113 36TH AV SW
017	873180	1210	5/21/03	\$260,000	2920	0	9	1967	4	9000	N	N	32219 22ND AV SW
017	536020	0008	5/20/03	\$520,000	3450	0	9	1999	3	47916	N	N	34220 33RD PL SW
017	873198	0990	10/18/03	\$365,000	4820	0	9	1969	4	13440	N	N	3641 SW 317TH CT
017	058755	0160	11/20/03	\$423,000	1830	1380	10	1993	3	13412	Y	N	3605 SW 311TH ST
017	058755	0130	7/14/04	\$442,000	2050	820	10	1993	3	9683	Y	N	3613 SW 311TH PL
017	058755	0420	6/23/03	\$600,000	3060	880	10	1994	3	19729	Y	N	3628 SW 309TH ST
017	058755	0510	8/12/04	\$615,000	3430	0	10	1989	3	14508	Y	N	31013 36TH AV SW
017	058755	0450	4/7/04	\$611,000	4960	0	10	1991	3	13819	Y	N	3623 SW 309TH ST

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	024800	0080	5/3/04	\$230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	025300	0365	2/4/03	\$140,000	NON-REPRESENTATIVE SALE
013	025300	0380	3/25/03	\$72,224	PAR INTEREST (103, 102, Etc.); STATEMENT TO DOR
013	072104	9144	10/29/04	\$245,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	072104	9248	12/6/04	\$285,950	%Compl ActivePermitBeforeSale>25K
013	082104	9262	3/9/04	\$116,151	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
013	082104	9272	3/10/04	\$62,060	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
013	084850	0020	5/19/03	\$143,779	QUIT CLAIM DEED
013	091800	0010	3/23/04	\$175,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	174500	0210	7/29/04	\$180,000	Non Rep
013	174510	0020	10/10/03	\$60,027	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
013	178830	0020	6/11/04	\$130,778	QUIT CLAIM DEED; STATEMENT TO DOR
013	178830	0060	11/20/03	\$145,575	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
013	178850	0075	8/11/03	\$125,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178870	0090	1/6/03	\$122,750	NON-REPRESENTATIVE SALE
013	178870	0200	9/15/04	\$74,484	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
013	178870	0230	9/28/04	\$146,000	QUIT CLAIM DEED
013	178880	0150	7/1/04	\$140,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178880	0270	2/7/03	\$103,851	EXEMPT FROM EXCISE TAX
013	178880	0280	6/17/03	\$105,600	NON-REPRESENTATIVE SALE
013	178880	0470	9/10/03	\$52,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGHBOR
013	178880	0580	11/3/04	\$61,500	QUIT CLAIM DEED DORRatio
013	178890	0190	1/22/03	\$86,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	178890	0570	3/21/03	\$125,000	NON-REPRESENTATIVE SALE
013	241330	0100	4/12/03	\$213,500	RELOCATION - SALE TO SERVICE
013	241330	0250	4/14/04	\$273,825	Obsol
013	326070	0230	2/27/03	\$130,000	NON-REPRESENTATIVE SALE
013	326070	0580	1/2/03	\$140,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	326070	0860	4/26/04	\$167,965	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	337530	0410	5/14/03	\$205,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	337530	0410	2/10/03	\$191,324	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	339180	0130	7/8/03	\$73,525	DORRatio
013	339190	0030	8/9/04	\$85,000	DORRatio
013	339190	0340	4/29/04	\$145,000	UnFinArea
013	358400	0320	7/15/04	\$51,521	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
013	416795	0250	10/22/03	\$176,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	416795	0420	9/30/04	\$247,990	RELOCATION - SALE BY SERVICE
013	416795	0420	6/30/04	\$247,990	RELOCATION - SALE TO SERVICE
013	416795	0430	4/24/03	\$192,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	416795	0430	1/31/03	\$174,162	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	416796	0380	3/19/03	\$234,000	RELOCATION - SALE BY SERVICE
013	416796	0380	3/19/03	\$234,000	RELOCATION - SALE TO SERVICE
013	416810	0310	6/3/03	\$28,172	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
013	515365	0020	6/29/04	\$195,000	RELOCATION - SALE BY SERVICE
013	515365	0020	5/6/04	\$195,000	RELOCATION - SALE TO SERVICE

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	515370	0020	7/1/03	\$123,004	EXEMPT FROM EXCISE TAX; REL PARTY, FRIEND,
013	515370	0170	5/9/03	\$198,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	515390	0010	5/12/04	\$109,000	QUIT CLAIM DEED; STATEMENT TO DOR
013	525980	0270	10/20/03	\$205,500	BANKRUPTCY - RECEIVER OR TRUSTEE
013	525980	0490	5/30/03	\$189,000	RELATED PARTY, FRIEND, OR NEIGHBOR
013	555780	0230	7/8/03	\$83,000	DORRatio
013	555920	0210	3/11/03	\$218,000	ImpCount
013	555920	0261	6/11/03	\$130,000	NON-REPRESENTATIVE SALE
013	555960	0080	8/18/04	\$49,886	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
013	555990	0050	10/11/04	\$95,866	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
013	556000	0740	5/2/03	\$115,000	FORCED SALE
013	556000	0770	3/3/04	\$51,053	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
013	556000	0780	8/3/04	\$175,500	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
013	556000	0800	10/2/04	\$137,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0860	11/24/03	\$132,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	556000	0860	7/18/03	\$120,320	EXEMPT FROM EXCISE TAX
013	556000	1060	5/16/03	\$120,000	CONTRACT OR CASH SALE; ASSUMPTION OF MORTG
013	556050	0190	5/18/04	\$90,000	DORRatio
013	609390	0160	5/2/03	\$176,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	609390	0190	11/26/03	\$62,500	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
013	609390	0230	4/24/03	\$182,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	609400	0070	5/26/04	\$187,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	787520	0010	2/10/03	\$127,233	EXEMPT FROM EXCISE TAX
013	787520	0140	3/22/04	\$168,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	787540	0075	3/25/03	\$143,000	BANKRUPTCY - RECEIVER OR TRUSTEE
013	787540	0140	3/21/03	\$160,072	EXEMPT FROM EXCISE TAX
013	787540	0140	6/16/03	\$147,103	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	787540	0140	12/31/03	\$145,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
013	787540	0260	7/31/03	\$137,000	NON-REPRESENTATIVE SALE
013	794160	0090	11/14/03	\$169,000	RELOCATION - SALE TO SERVICE
013	794160	0170	8/22/04	\$187,400	UnFinArea
013	794170	0320	7/8/04	\$162,032	EXEMPT FROM EXCISE TAX
013	858800	0015	12/30/03	\$85,000	DORRatio
013	858800	0180	8/18/03	\$175,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	858800	0250	9/17/03	\$163,900	FORCED SALE
013	858800	0250	7/18/03	\$147,700	FORCED SALE
013	858800	0395	10/30/03	\$60,638	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
013	858800	0510	9/10/03	\$172,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
013	931500	0100	8/24/04	\$88,178	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	010060	0160	8/3/04	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	010060	0280	9/1/04	\$197,500	EXEMPT FROM EXCISE TAX
017	010060	0570	12/23/04	\$79,079	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	010920	0380	6/6/03	\$207,609	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	010920	0380	9/17/03	\$183,500	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	010920	0430	1/26/04	\$99,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	010921	0390	9/7/04	\$7,195	DORRatio
017	011460	0100	2/19/03	\$192,950	RELATED PARTY, FRIEND, OR NEIGHBOR
017	011470	0100	4/29/04	\$210,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	058755	0540	3/30/04	\$695,000	Non Rep
017	109960	0040	5/20/04	\$82,142	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	109960	0540	7/11/03	\$159,950	RELOCATION - SALE BY SERVICE
017	109960	0540	7/11/03	\$159,950	RELOCATION - SALE TO SERVICE
017	109961	0440	3/19/03	\$74,581	DORRatio
017	109961	0460	4/29/03	\$167,450	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	109961	0810	7/27/04	\$198,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	109961	1010	1/21/03	\$1,300	EXEMPT FROM EXCISE TAX; REL PARTY,FRIEND,NEIG
017	109961	1010	2/16/03	\$1,300	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
017	109961	1010	3/18/03	\$1,300	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	132103	9060	11/5/04	\$78,958	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
017	150310	0220	1/13/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	150310	0250	5/9/03	\$240,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	150310	0400	9/24/03	\$57,986	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
017	150330	0020	10/26/04	\$258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	150330	0070	5/16/03	\$31,405	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	193840	0020	7/9/04	\$5,000	DORRatio
017	242103	9057	10/18/04	\$360,000	SAS
017	242103	9057	12/16/03	\$119,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	242103	9107	11/26/04	\$236,545	RELATED PARTY, FRIEND, OR NEIGHBOR
017	242103	9107	4/12/04	\$266,200	RELOCATION - SALE BY SERVICE
017	242103	9107	4/12/04	\$266,200	RELOCATION - SALE TO SERVICE
017	255700	0200	1/27/04	\$165,000	SAS
017	255700	0230	9/14/04	\$237,000	RELOCATION - SALE BY SERVICE
017	255700	0230	9/8/04	\$237,000	RELOCATION - SALE TO SERVICE
017	255700	0340	6/16/03	\$221,500	RELOCATION - SALE BY SERVICE
017	255700	0530	3/10/03	\$37,164	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
017	255700	0560	10/6/03	\$71,000	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	255700	0780	8/4/03	\$208,799	EXEMPT FROM EXCISE TAX
017	255700	0880	4/14/04	\$210,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	279150	0520	8/11/03	\$99,436	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
017	294451	0260	6/23/03	\$243,000	RELOCATION - SALE TO SERVICE
017	327905	0120	4/22/04	\$595,500	DIAGNOSTIC OUTLIER
017	330620	0250	12/7/04	\$145,000	SAS
017	330630	0610	7/8/04	\$125,000	SAS
017	542090	0100	11/26/03	\$33,302	NON-REPRESENTATIVE SALE Obsol DORRatio
017	797200	0220	12/9/03	\$163,768	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
017	873190	0090	12/30/04	\$290,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
017	873190	0640	3/28/03	\$305,000	UnFinArea
017	873190	0790	7/11/04	\$240,000	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
017	873190	0910	12/29/03	\$202,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873190	1210	8/2/04	\$240,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	873190	2160	5/2/03	\$245,549	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873195	0360	5/15/03	\$226,570	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	873195	0540	1/14/04	\$196,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873195	1600	9/2/03	\$182,000	NON-REPRESENTATIVE SALE
017	873196	0260	3/17/03	\$98,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
017	873198	0120	5/17/03	\$218,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873198	0420	5/26/04	\$159,000	PARTIAL INTEREST (103, 102, Etc.); RELATED PARTY,
017	873198	0870	4/16/03	\$85,470	QUIT CLAIM DEED; DIVORCE DORRatio
017	873198	1410	6/11/04	\$274,950	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873198	2440	3/23/04	\$123,629	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	873198	2460	3/1/03	\$128,000	NON-REPRESENTATIVE SALE
017	873198	2920	5/11/04	\$211,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873198	3090	4/2/03	\$78,586	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
017	873201	0500	11/13/03	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873202	0210	7/30/03	\$171,900	EXEMPT FROM EXCISE TAX
017	873203	0140	4/21/04	\$219,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873204	0660	3/21/04	\$85,000	QUIT CLAIM DEED Obsol PrevImp<=10K
017	873213	0090	2/24/04	\$199,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	873213	0510	8/30/04	\$229,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	873213	1020	10/6/03	\$190,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894430	0410	12/19/03	\$53,521	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	894430	0510	7/9/03	\$136,000	GOVERNMENT AGENCY
017	894430	0510	3/4/03	\$144,389	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894500	0660	8/17/04	\$160,999	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894500	0700	5/22/03	\$50,839	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	894500	0800	12/26/03	\$46,277	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
017	894500	0890	4/7/03	\$48,032	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	894510	0150	6/17/03	\$154,427	BANKRUPTCY - RECEIVER OR TRUSTEE; EXEMPT
017	894510	0150	12/1/03	\$140,735	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894510	0160	12/1/03	\$63,099	CORPORATE AFFILIATES; QUIT CLAIM DEED; AND
017	894510	0500	8/6/03	\$69,219	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
017	894520	0020	4/14/03	\$123,100	EXEMPT FROM EXCISE TAX
017	894520	0020	5/3/04	\$159,950	RELOCATION - SALE BY SERVICE
017	894520	0020	4/27/04	\$159,950	RELOCATION - SALE TO SERVICE
017	894520	0260	8/30/04	\$60,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
017	894520	0380	9/4/03	\$160,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	894520	0420	9/2/03	\$129,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	894530	0140	2/10/03	\$130,000	NON-REPRESENTATIVE SALE
017	894530	0140	4/24/03	\$61,750	NON-REPRESENTATIVE SALE DORRatio
017	894530	0240	11/22/04	\$79,908	QUIT CLAIM DEED; REL PARTY, FRIEND, OR NEIGH
017	921150	0140	2/2/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
017	921150	0720	6/23/03	\$148,000	QUIT CLAIM DEED
017	921151	0370	8/13/03	\$135,000	QUIT CLAIM DEED; STATEMENT TO DOR
017	921151	0520	7/30/03	\$52,857	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND
017	921152	0180	12/11/03	\$75,143	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX; AND

Improved Sales Removed from this Annual Update Analysis
Area 53
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
017	921152	0530	4/15/04	\$217,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0580	2/10/03	\$84,376	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	932090	0620	2/13/04	\$90,675	EXEMPT FROM EXCISE TAX
017	932090	0660	9/25/03	\$119,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
017	932090	0770	5/8/03	\$66,900	FORCED SALE
017	932090	0780	8/8/03	\$72,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0830	9/15/04	\$119,900	BANKRUPTCY - RECEIVER OR TRUSTEE
017	932090	0850	2/21/03	\$118,852	EXEMPT FROM EXCISE TAX
017	932090	0850	9/30/03	\$82,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	932090	1020	2/26/04	\$98,000	PrevLand<=10K
017	932090	1070	12/22/04	\$118,500	PrevLand<=10K
017	932090	1220	11/19/03	\$95,000	PrevLand<=10K
017	932090	1250	5/22/04	\$69,167	STATEMENT TO DOR PrevLand<=10K
017	932090	1260	4/22/04	\$69,167	STATEMENT TO DOR PrevLand<=10K
017	932090	1270	5/27/04	\$69,167	STATEMENT TO DOR PrevLand<=10K
017	932090	1280	4/22/04	\$70,367	STATEMENT TO DOR PrevLand<=10K
017	932090	1290	5/27/04	\$69,167	STATEMENT TO DOR PrevLand<=10K
017	932090	1300	5/27/04	\$69,167	STATEMENT TO DOR PrevLand<=10K
017	932430	0130	10/1/04	\$5,200	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
017	951090	0640	9/2/04	\$201,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
017	954280	0110	12/16/04	\$198,500	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	0130	12/7/04	\$235,000	BANKRUPTCY - RECEIVER OR TRUSTEE
017	954280	1010	4/16/04	\$228,950	RELATED PARTY, FRIEND, OR NEIGHBOR
017	954280	1950	12/15/03	\$8,224	QUIT CLAIM DEED DORRatio
017	954280	1950	1/7/04	\$8,224	QUIT CLAIM DEED DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 53

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
13	025300	0110	9/19/03	\$60,000	13134	0	0
13	072104	9030	10/29/03	\$138,000	108464	0	0
13	072104	9200	10/18/04	\$800,000	473823	0	0
13	072104	9242	1/30/03	\$120,000	103237	0	0
17	142103	9016	8/13/04	\$800,000	711334	0	0
17	536020	0012	3/19/04	\$150,000	46921	0	0
17	797200	0140	3/11/04	\$35,000	9690	0	0

Vacant Sales Removed from this Annual Update Analysis
Area 53

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
13	072104	9081	10/22/04	\$810,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR;
13	072104	9200	10/18/04	\$800,000	BUILDER
13	082104	9057	7/14/04	\$280,000	BUILDER
17	142103	9016	8/13/04	\$800,000	BUILDER
17	176110	0560	12/19/03	\$10,000	GOVERNMENT AGENCY; QUIT CLAIM DEED;
17	286850	0010	12/15/04	\$325,000	DIAGNOSTIC OUTLIER
17	308900	0043	7/2/04	\$185,000	MOBILE HOME;
17	308900	0130	11/3/04	\$203,000	DIAGNOSTIC OUTLIER
17	308900	0133	11/29/04	\$199,700	DIAGNOSTIC OUTLIER
17	308900	0134	10/26/04	\$180,000	DIAGNOSTIC OUTLIER



King County
Department of Assessments
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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr